# Finding of Necessity Study Goulds Proposed CRA

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# Executive Summary

This Finding of Necessity (FON) report assesses conditions of slum and blight in the Goulds area in order to determine if the formation of a Community Redevelopment Area and a Community Redevelopment Agency are appropriate.

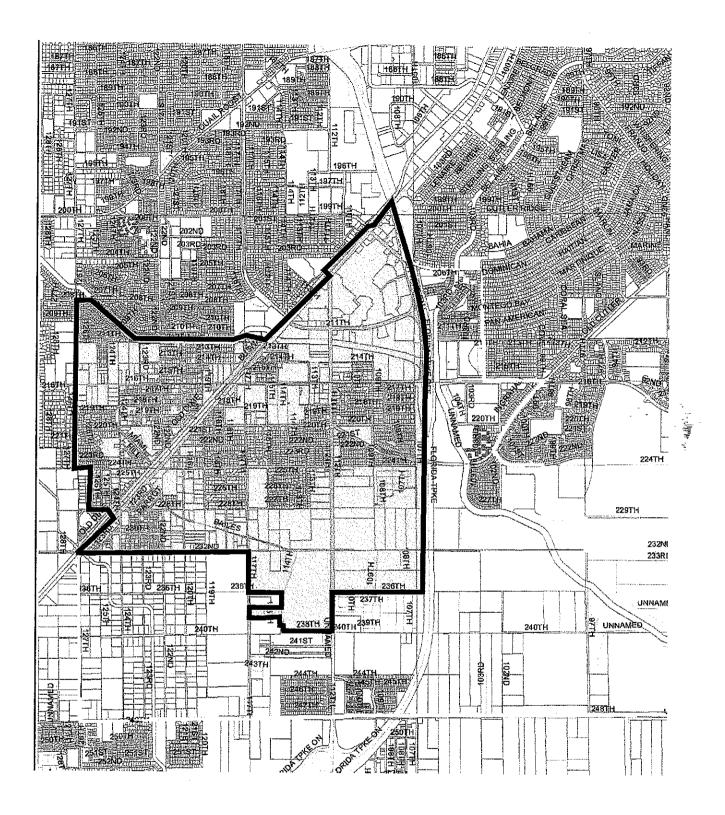
The Goulds Area is an approximately 1,929 acre area of land generally south and north of US-1 between SW 212<sup>th</sup> Street and S.W. 232<sup>nd</sup> Street. It is bound on the west by SW 127<sup>th</sup> Avenue and on the east by the Florida Turnpike. In addition, several parcels south of SW 232<sup>nd</sup> Street between the Turnpike and SW 117<sup>th</sup> Avenue north of SW 240<sup>th</sup> Street are also included as shown in **Figure ES1**, **Location Map**. Area boundaries generally occur at the centerline of the right-of-ways, except for the Florida Turnpike where the border is at the west edge. The entire area is within the jurisdiction of Miami-Dade County, and there are no lands included that are within a municipal jurisdiction.

The Goulds Area was analyzed as per the definition of slum and blight determinants set forth in Sec. 163.355 Florida Statutes. A Finding of Necessity for the area was determined primarily on the presence of blight in the study area. Blight is defined as an area in which there are a substantial number of deteriorated or deteriorating structures, in which conditions are leading to economic distress or endanger life and property. In addition, the area must have two of various contributing factors as set forth in Sec. 163.355 F.S.

The Goulds Area exhibits a high level of deterioration of the housing inventory. Approximately 100 of the individually owned residential parcels in the area, or 5% of the housing stock, exhibit seriously dilapidated and deteriorating conditions, including structures that are not sound or safe for occupation and those that show obvious evidence of long-term neglect, postponed maintenance, and a general lack of investment in the upkeep of the property. This high level of deterioration is significant and is considered a contributing factor to the blighting.

One of the contributing factors that must be present along with the deterioration of structures is the presence of incompatible uses that conflict with existing and future land use patterns and which impede additional investment in the area. Upon surveying existing land uses, there are two significant areas of incompatible uses.

1. In the northeast corner of the West Goulds sub-area, there are single-family residential uses in close proximity and adjacent to an industrial use. The industrial use, and auto dismantling and salvage yard, is located just south of SW 214<sup>th</sup> Street and west of the South Dade Busway Extension. This type of use is visually blighting, causes noise, and may be associated with the presence of noxious and potential hazardous materials in open areas. Even if buffered, this use should not be in close proximity to places where people reside. Its existence at this location seriously devalues the area and may even cause health associated risks. It is a significant contributing factor to blight in the local area.



Legend

Property boundary

Figure ES 1 Location Map Goulds / Cutler Ridge CRA



2. The residential areas along SW 223<sup>rd</sup> Street from South Dixie Highway to SW 119<sup>th</sup> Avenue, as well as the residences along SW 119<sup>th</sup> Avenue in the same vicinity are impacted by the presence, visibility, and noise of an open construction equipment storage yard. Its existence at this location devalues the adjacent vicinity. It is a contributing factor to blight in the vicinity.

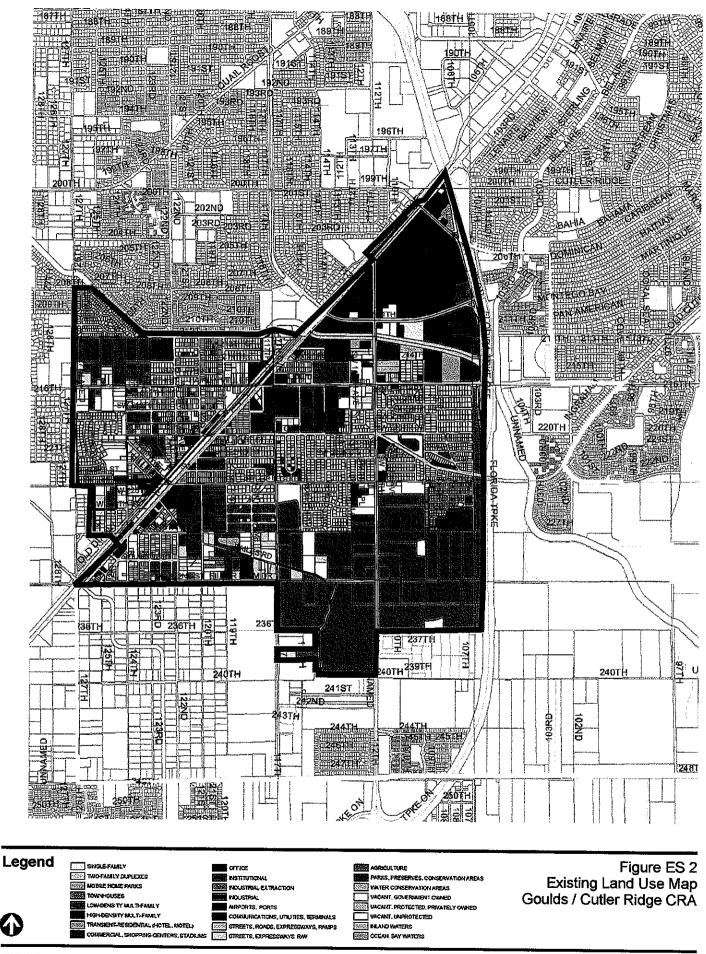
Unsanitary or unsafe conditions are another factor that contributes to blight. Vacant lots attract dumping, and long-term maintenance problems. In addition, overgrown areas can create a fire hazard, as well as attract vermin that create other health risks. Finally, they may contribute to higher crime due to the existence of large spaces that are hidden from view and not easily patrolled. These existing land use patterns are shown on **Figure ES2**, **Existing Land Use Map**. Goulds has numerous vacant lots; particularly in three of its sub-districts:

- 1. In the Goulds Neighborhood there is a strong pattern of widely dispersed vacant lots distributed mostly in two sections. One is the area between SW 216<sup>th</sup> Street and SW 220<sup>th</sup> Street, west of the school. The second is south of 220<sup>th</sup> Street to SW 228<sup>th</sup> Street, and west of SW 119<sup>th</sup> Avenue. The large number of vacant lots is exacerbated by overgrown vegetation and dumping. The dumping consists of junked automobiles, boat hulls, furniture, and general trash.
- In the Agricultural Transitional Sub-Area, there is also a strong pattern of vacancy; however, consistent with the character of the area, much of the vacant land is comprised of large tracts. Overgrown vegetation and dumping are evident only in the section west of Colonial Drive (SW 117<sup>th</sup> Av.) from SW 224<sup>th</sup> Street to Bailes Road.
- 3. The West Goulds Sub-Area is also characterized by a strong pattern of widely dispersed vacant lots. The land here is almost entirely made up of small lots, many of which are vacant. The strong pattern of vacancy is probably the most significant factor devaluing this area, and impeding it from viability as a community.

These vacant lots and their dispersal throughout the community are a factor contributing to blight. Likely due to this, the area suffers from a trash and abandoned vehicle problem. The significant number of open code violations reflects the physical conditions of the area and impedes new economic development and investment in the community.

The geography and layout of the transportation facilities around the area have each had their own effect upon Goulds. While providing regional transportation services, Florida's Turnpike has created a wall which extends along the eastern side of the three mile study area. Access into and out of Goulds (to and from the east) can only occur four locations using the turnpike interchanges or underpasses built into the system. The US-1/South Dixie Highway corridor, together with the Miami-Dade County Busway (under construction within the limits of the CRA study area), promotes regional vehicular and transit connectivity, but does so at the expense of local connectivity to properties adjacent to the Busway and US-1.

For those commercial properties located immediately to the west of US-1 which abut the Busway, a variety of frontage road and driveway access solutions have been employed to maintain visibility and connectivity for those commercial parcels. Each access solution is different, making it difficult for the motorist to anticipate how to properly access the commercial parcels. Access across the Busway (leading into and out of the CRA study area) will provide



additional challenges as the Busway extension nears completion, and redevelopment opportunities arise. The awkward layout may be an impediment to development in this area.

Evidence of the economic distress experienced by the residents of the proposed Goulds CRA contributes to the lack of investment and new development in the area and is highlighted by the following statistics:

- Less than 54 percent of area residents 16 years old or older participated in the labor force as compared to 57.5 percent of countywide residents 16 years of age or older. Further, less than 90 percent of those participating were employed. The unemployment rate was particularly high in Census Block Group 104.1 where less than 55 percent of workforce members were employed.
- Median household income was \$23,885, just over 66 percent the level countywide. To
  place this in further prospective, Miami-Dade County with its median income of \$35,955
  ranked as one of the poorest major metropolitan areas (those with populations
  exceeding 1 million people) nationwide.
- Over 30 percent of the households within proposed Goulds CRA were living in poverty including in excess of 39 percent in 3 of the 5 Census Block Groups profiled in the table. On a countywide basis, 18.1 percent of households were living in poverty.

The fact that the Goulds area is economically disadvantaged is evidenced by the fact that area contains an office of the County's Community Action Agency. It also contains County-owned housing units including Arthur Mays Villas as well as privately-owned Section 8 units.

The Goulds area exhibits sufficient factors to be designated as an area of blight. The condition of numerous structures within its boundaries, the disjointed patterns caused by inadequate land use planning and zoning, the large amount of vacant parcels, and the socio-economic characteristics of the residents all contribute to this recommendation. The creation of a CRA and its Community Redevelopment Agency will serve to improve the condition of this blighted area. It will help to improve the living conditions of the residents and help to bring much needed economic development to the area.

# Table of Contents

ITEMS	PAGE
Introduction	1
Location	1
Finding of Necessity	1
Slum Determinants	
Blight Determinants	4
Existing Land Use Characteristics	5
Study Area Composition	5
Site and Structure Deterioration	9
Obsolete Uses	
Small Residential Units	
Incompatible Uses	
Defective Land Regulation Platting	
Vacant Lots	
Size of Lots and Assemblage Potential	22
Trash	22
	22
Economic Considerations	
Housing Characteristics	25
Demographic Characteristics	28
Real Estate Values	29
Transportation	
Conclusion	46
Appendix A	

# ntroduction

#### Location

The Goulds Area Finding of Necessity report provides a summary assessment of the approximately 1,929 acre area of land generally south and north of US-1 between SW 212<sup>th</sup> Street and S.W. 232<sup>nd</sup> Street. It is bound on the west by SW 127<sup>th</sup> Avenue and on the east by the Florida Turnpike. In addition, several parcels south of SW 232<sup>nd</sup> Street between the Turnpike and SW 117<sup>th</sup> Avenue north of SW 240<sup>th</sup> Street are also included as shown in **Figure 1, Location Map**. Borders generally occur at the centerline of the right-of-ways, except for the Florida Turnpike where the border is at the west edge. The entire area is within the jurisdiction of Miami-Dade County, and there are no lands included that are within a municipal jurisdiction. **Figure 2, Study Area Aerial** shows the boundaries and context of the study area.

# **Finding of Necessity**

This report is intended to be adopted by Miami-Dade County, and used as evidence in the formation of the Community Redevelopment Area (CRA) and its Community Redevelopment Agency by making a legislative finding of the area that:

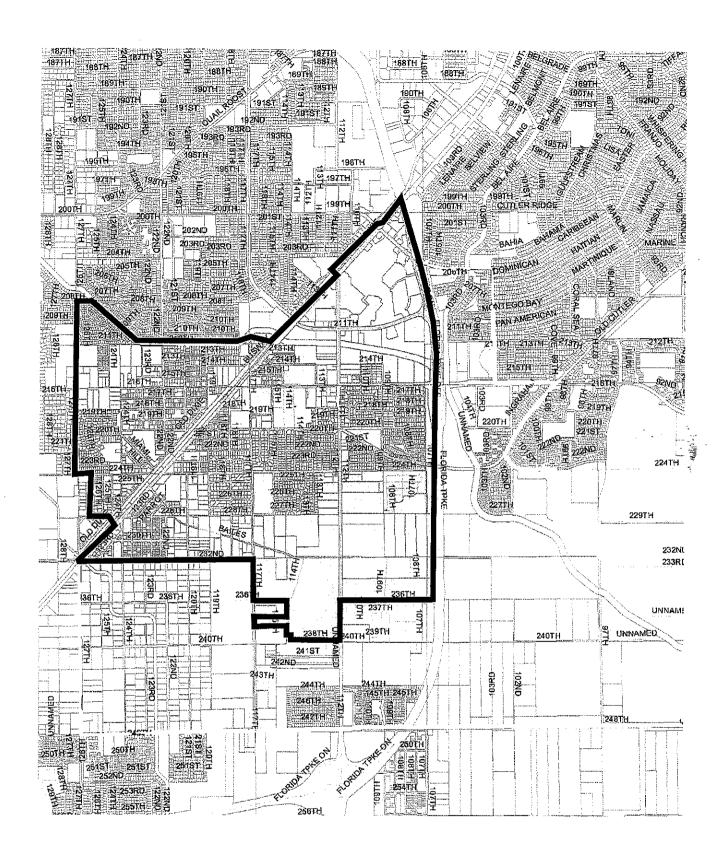
- One or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in such area; and
- The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of such county or municipality.

The finding of necessity (FON), as set forth in Sec. 163.355 F.S., is an assessment of the area that provides the evidence of blight and need for redevelopment due to the area's deficiencies in attracting market-based investment of the same rate and quality as surrounding areas and the County as a whole. The report relies upon a variety of empirical observations of all the parcels within the Goulds study area in determining the existence of slum or blighted conditions as defined by the definitions and criteria outlined in Sec. 163.340 F.S.

#### Slum Determinants

A slum area is defined as having physical or economic conditions that are conducive to disease, infant mortality, juvenile delinquency, poverty, or crime because there is a predominance of buildings or improvements that are impaired by reason of:

- Dilapidation
- Deterioration
- · Age of structures, or
- Obsolescence.

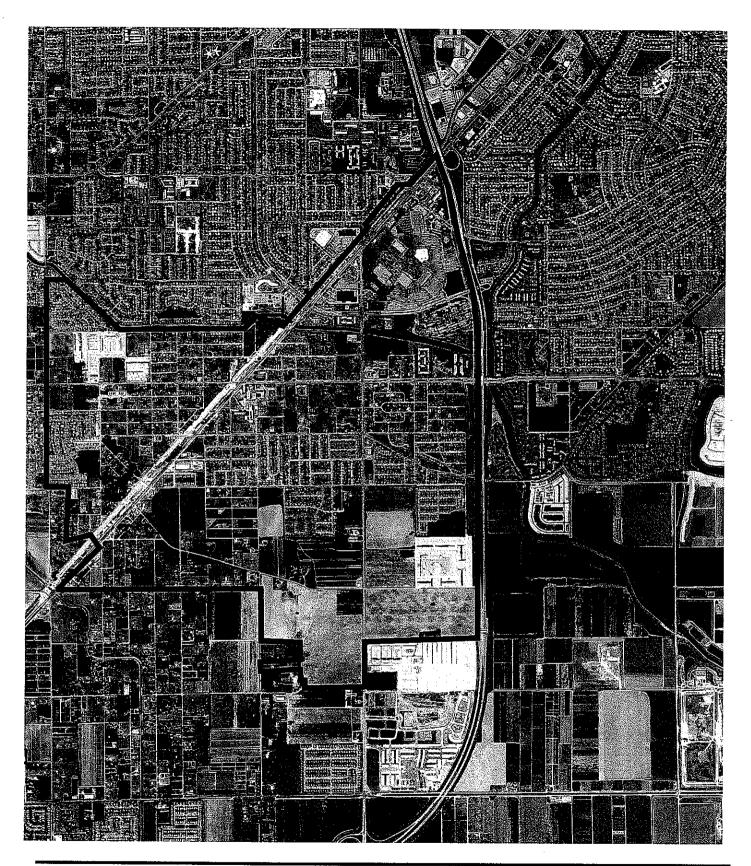


Legend

Property boundary

Figure 1 Location Map Goulds / Cutler Ridge CRA





Legend

Property boundary

Figure 2 Aerial Map Goulds / Cutler Ridge CRA



In addition, the area must exhibit at least one of the following conditions:

- Inadequate provision for ventilation, light, air, sanitation, or open space;
- High population density and overcrowding compared to surrounding areas in the County, as evidenced by government-maintained statistics;
- Conditions that endanger life or property by fire or other causes.

### **Blight Determinants**

A blighted area is defined as an area in which there are a substantial number of deteriorated or deteriorating structures, in which conditions are leading to economic distress or endanger life and property

In addition, the area must have two or more of the following factors present:

- Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;
- · Assessed real property values do not show any appreciable increase over 5 years prior;
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness:
- Unsanitary or unsafe conditions;
- Deterioration of site or other improvements;
- Inadequate and outdate building density patterns;
- Falling lease rates compared to the remainder of the County;
- Tax or special assessment delinquency exceeding the fair value of the land:
- Residential and commercial vacancy rates higher than the remainder of the County;
- Incidence of crime higher than the remainder of the County;
- Fire and emergency medical service calls to the area predominantly higher than the remainder of the County;
- A greater number of violations to the Florida Building code in the area than the remainder of the County;
- Diversity of ownership or defective or unusual conditions of title that prevent free alienability of the land;
- Governmentally –owned property with adverse environmental conditions by a public or private entity.

# Existing Land Use Characteristics

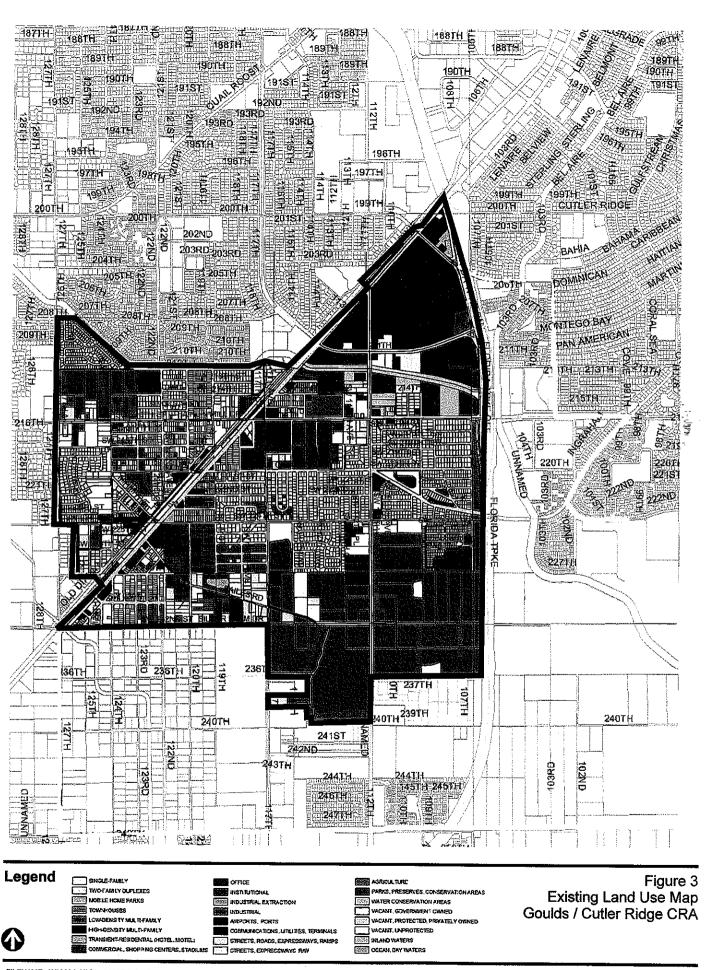
The Existing Land Use Characteristics section of this report provides an assessment of all characteristics of the land and built properties according to the criteria listed above. With reference to slum and blight criteria it addresses the following:

- Area Composition
- Site and Structure Deterioration
- Property Violations
- Obsolete Uses
- Incompatible Use
- Defective Land Regulation & Platting
- Vacant Lots
- Size of lots and Assemblage Potential
- · Conditions that endanger life and property by danger of fire

#### **Area Composition**

The bounded area described and depicted above includes approximately 1,929 acres of real property in addition to approximately 355 acres of right-of-way. The 1,929 acres comprise 3,824 parcels in total, which are categorized and summarized by general land use in **Table 1** and are shown in **Figure 3**, **Existing Land Use**.

	TABLE 1							
	ARE	A LAND US	SE COMPOSI	TION				
General Land Use	Acreage	Percent	Number of Parcels	Average Lot Size (acre)	Building Floor Area	Number of Buildings		
Residential Total	547.70	28%	2,421	0.23	3,347,706	1,851		
Commercial Total	166.17	9%	79	2.10	1,773,657	79		
Hotel Total	4.98	0%	3	1.66	127,268	3		
Office Total	11.72	1%	11	1.07	196,599	11		
Institutional Total	171.14	9%	96	1.78	826,082	96		
Industrial Total	16.80	1%	11	1.53	177,984	11		
Agricultural Total	127.08	7%	3	42.36	4,823	2		
Recreational	6.38	0%	7	0.91	0	0		
Conservation	0.00	3%	0	0.00	1,133	0		
Utilities	3.14	0%	1	3.14	504	1		
Transportation	7.55	0%	5	1.51	0	0		
Vacant	856.81	44%	1,180	0.73	720	1		
Government	8.29	0%	1	8.29	12,685	1		
Other	1.51	0%	6	0.25	. 0	0		
	1,929.25	103%	3,824	0.50	6,469,161	2,056		
	· · · · · · · · · · · · · · · · · · ·			Source: Miar	ni-Dade County Pr	operty Appraiser		



The area is best described as encompassing four distinct sub-areas.

1. Goulds Central Neighborhood

The sub-area is east of South Dixie Highway to the CRA boundary on the east, south of the canal, and extends south to SW 228<sup>th</sup> Street. This area includes a complete, fully-functional residential community, comprised of mostly single family residences, townhouse developments such as the Arthur Mays Villas, some small-scale apartments, and two apartment complexes. Also within are three schools, two health care, fourteen religious institutions, and several parks. The neighborhood's commerce is scattered along SW 214<sup>th</sup> Street and Allapattah Road. These retail establishments are not pedestrian-oriented, and without such an area, there is no apparent center of the neighborhood.

2. Agricultural Transitional Sub-Area

This is the land south of 228<sup>th</sup> Street, and extending to the east, west, and south boundaries of the proposed CRA. This area is comprised of two characteristic types of land. In the areas on both sides of Bailes Road, there is a mix of estate-density residential uses, nurseries, and some residential uses. The rest of the area, especially east of Colonial Drive (SW 117<sup>th</sup> Av.), and east of Allapattah Road (SW 111<sup>th</sup> Av.) between Silver Palm Drive and SW 232<sup>nd</sup> Street, is transitioning agricultural use. Much of this area is already under construction, in the development of single-family residential communities in the \$150 to \$200-thousand price range, although large tracts remain in use for agricultural and ornamental plan cultiviation. The remaining fields appear to relatively unproductive for agricultural purposes, and appear poised for transition to more residential development.

3. West Goulds and Cauley Square Historic District
This is the land along the west side of South Dixie Highway (US-1), and extending to
the CRA boundaries. The part east of SW 122<sup>nd</sup> Avenue and north of SW 220<sup>th</sup>
Street, is not a viable neighborhood, due to its extensive number of vacant lots
interspersed with the residences, somewhat poor conditions of many dwellings, and
a lack of nay cohesive community center. West of SW 122<sup>nd</sup> Avenue there is
extensive construction of new single-family home communities in the \$150 to \$200thousand price range. In addition, there are two well-established, communities in
good condition just east of SW 127<sup>th</sup> Avenue. Like the Agricultural Transitional SubArea, this area appears poised for continued redevelopment; however the part east

of SW 122<sup>nd</sup> Avenue is hindered, possibly by assemblage difficulties.

This area also includes the Cauley Square Historic District, which was the early 1900's pioneer settlement built on William Cauley's tomato farm lands at the location of the Flagler Railroad stop. Although once in very poor condition, an area of about four blocks on both sides of Miami are restored, and well maintained. At the fringe of the historic district, there are still dilapidated and deteriorated structures in need of restoration or replacement.

4. South Land Commercial Center

This is the triangular area of the CRA north of the canal. The predominant use is the South Land Shopping Center, along with office, bank and hotel uses on its south side. From the standpoint of physical condition, there is significant, apparent

reinvestment in the regional shopping center, characteristic of a viable commercial use.

The zoning of the CRA area generally fits the existing land uses, with the exception that there are many lands zoned for development that are currently vacant. The zoning is summarized in Table 2, Area Zoning Composition.

	TABLE 2						
AREA	A ZONING	G COMPO	OSITION				
Zone			ber of cels	Acre	s	Average Lot Size	
Single Family Residential	100, 101, 102, 103, 500	2,282	71%	658.18	61%	0.29	
Town House	2800	1	0%	114.88	11%	114.88	
Duplex Residential	5700	581	18%	215.78	20%	0.37	
Multi-Family: 4 Units	3100	0	0%	0.00	0%	n.a.	
Multi-Family : 10 - 21 DU/Ac	3700	354	11%	64.85	6%	0.18	
Multi-Family : 22 - 37 DU/Ac	3800	3	0%	22.13	2%	7.38	
Bungalow Courts	5100	0	0%	0.00	0%	n.a.	
Hotel & Motel	5000	2	0%	7.37	1%	3.69	
Total Residential		3,223	100%	1,083.19	100%	0.34	
Neighborhood Commercial	6100	44	18%	18.34	6%	0.42	
Arterial Commercial	6200	61	26%	33.40	11%	0.55	
Central Commercial	6400	104	44%	182.38	63%	1.75	
Liberal Commercial	6600	27	11%	43.63	15%	1.62	
Semi-Professional Office	6900	2	1%	13.81	5%	6.91	
Total Commercial		238	100%	291.56	100%	1.23	
Light Manufacturing - Industrial	7100	18	100%	28.62	100%	1.59	
Heavy Manufacturing - Industrial	7300	0	0%	0.00	0%	n.a.	
Restricted Industrial	7700	0	0%	0.00	0%	n.a.	
Total Industrial		18	100%	28.62	100%	1.59	
Agricultural	9000	240	100%	365.98	100%	1.52	
Planned Area Development	9400	0	0%	0.00	0%	n.a.	
Other Zoned Land		0	0%	0.00	0%	n.a.	
Land Not Classified, or Interim Zoned		107	100%	159.91	100%	1.49	
Total		3,826	100%	1,929.25	100%	0.50	
			So	urce: Miami-Da	de County P	roperty Appraiser	

#### Site and Structure Deterioration

All of the sites within the area were surveyed to determine their physical conditions from the vantage point of closest available public access. The value and quality of life of the residential neighborhoods are particularly vulnerable to the presence of dilapidated buildings, deteriorating structures, and properties that are not maintained. Neglected properties of these types are not only indicators of disinvestment in the neighborhoods, but they also have a causal role in propagating continued disinvestment in the neighborhood. For the purposes of this Finding of Necessity, lots occupied by habitable structures in the residential neighborhoods are classified in one of three ways:

- 1. Dilapidated For the purposes of this Finding of Necessity, a dilapidated structure is defined as one that is not sound or not safe for occupation. Dilapidated conditions include any of the following:
  - · un-repaired roof damage or roof covered by plastic;
  - bowed walls, un-aligned windows, doors, or other element that demonstrate sagging structures;
  - all windows and doors boarded up;
  - structurally damaged features such as porches, entryways, etc.;
  - significant peeling and loss of exterior paint or other finish combined with readily apparent rot or dry rot on wood walls and support features, and corrosion of metal features;
  - · fire damage and/or;
  - the conditions cited above in addition to apparent abandonment.
- 2. Deteriorated For the purposes of this Finding of Necessity, a deteriorated structure is defined as one that shows obvious evidence of long-term neglect, postponed maintenance, and a general lack of investment in the upkeep of the property. Deteriorated conditions are found when any two of the following conditions are noted:
  - one or two boarded windows, fastened in a manner and at a time of year that they are apparently not for storm protection;
  - damaged and un-repaired roof trim and gutters;
  - worn roofing materials, and/or a few damaged or missing tiles, or asphaltic seams that are dry and cracked from age;
  - weathered or peeling paint or other non-structural exterior finish
  - extremely unkempt or overgrown landscape areas;
  - minor damage to walls or wall openings that have been poorly repaired with improper materials, and poor finishing.
  - In addition, if other conditions are in good condition, but the house has been abandoned and all openings boarded up, and it is not for sale (indicated by a sign) then it is also considered to be contributing as a deteriorating structure.
  - 3. Good For the purposes of this Finding of Necessity, a structure in good conditions is defined as one that shows obvious evidence of continuous and ongoing maintenance. Some defects may be noticeable, but to the extent that they are not predominant, they are not accompanied by other defects, and that they

are offset by other signs of maintenance and improvement, they do not affect the consideration of the structure as being in good condition.

Vacant lots are not considered in this part of the analysis and are discussed separately in a following section.

Commercial Areas are surveyed according to the same criteria; however, some consideration is given to the type of use. The industrial areas are not subject to the same criteria. Industrial buildings, structures, and land are often found in conditions that may be viewed as deteriorating; however, it is often related to the "messiness" of the business in its daily operation, to some extent the competitive position of the industry, and often to the business priorities of the management. Industrial area physical conditions as they relate to devaluing adjacent residential or commercial areas are more properly considered as use conflicts and defective land use controls.

The results of the survey for site conditions in the Goulds Area are summarized in **Table 3**, **Site Conditions**.

TABLE 3 SITE CONDITIONS								
per Deteriorated est.)	l Dilapidated	Percent Deteriorated or Dilapidated						
7 73	11	5%						
3	0	3%						
11	2	2%						
0 87	13	4%						
. 0	0	0%						
0	0	0%						
. 1	1	2%						
not surveyed	not surveyed							
0 88	14	4%						
6								
_	0%							

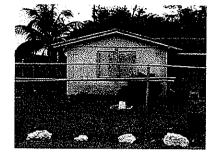
In summary, 87 of the 2,880 residential buildings are showing signs of deterioration, and 13 are dilapidated. Together, the deteriorating and dilapidated buildings are 4% of the stock of residential structures in this area. On a typical block of 16 to 20 lots, this would mean that approximately one building is deteriorated or dilapidated; however, these conditions are not evenly distributed throughout the area. The heaviest concentration of deteriorated and dilapidated structures is in the section south of old Cutler Road (SW 220<sup>th</sup> St.) to SW 224<sup>th</sup> Street, and west of SW 114<sup>th</sup> Avenue. The second highest concentration of poor physical conditions is in the West Goulds sub-area, in the section east of SW 122<sup>nd</sup> Avenue and north of SW 220<sup>th</sup> Street. Examples of the quality and condition of the residential properties are shown in Figures 4A and 4B, Residential Site Photographs.

This level of deterioration, although not a blighting condition by itself, is in combination with other defective physical conditions, a contributing factor to blight in the proposed Goulds CRA.





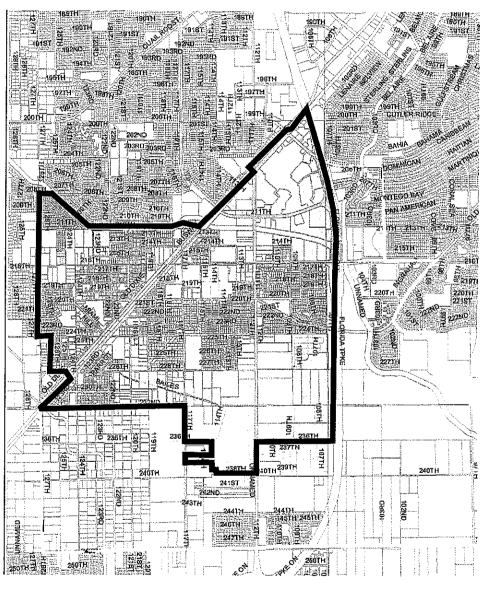












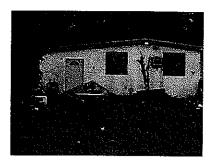


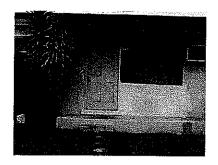
Property boundary

Figure 4A Housing Photographs Goulds / Cutler Ridge CRA





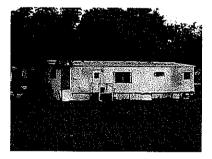


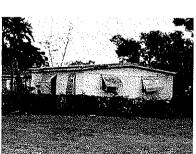


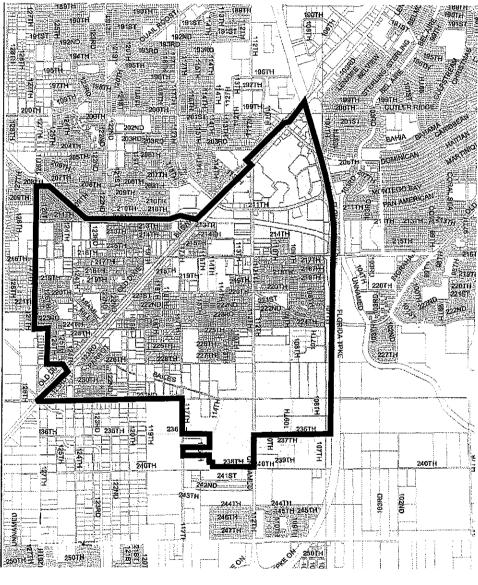














Property boundary

Figure 4B Housing Photographs Goulds / Cutler Ridge CRA

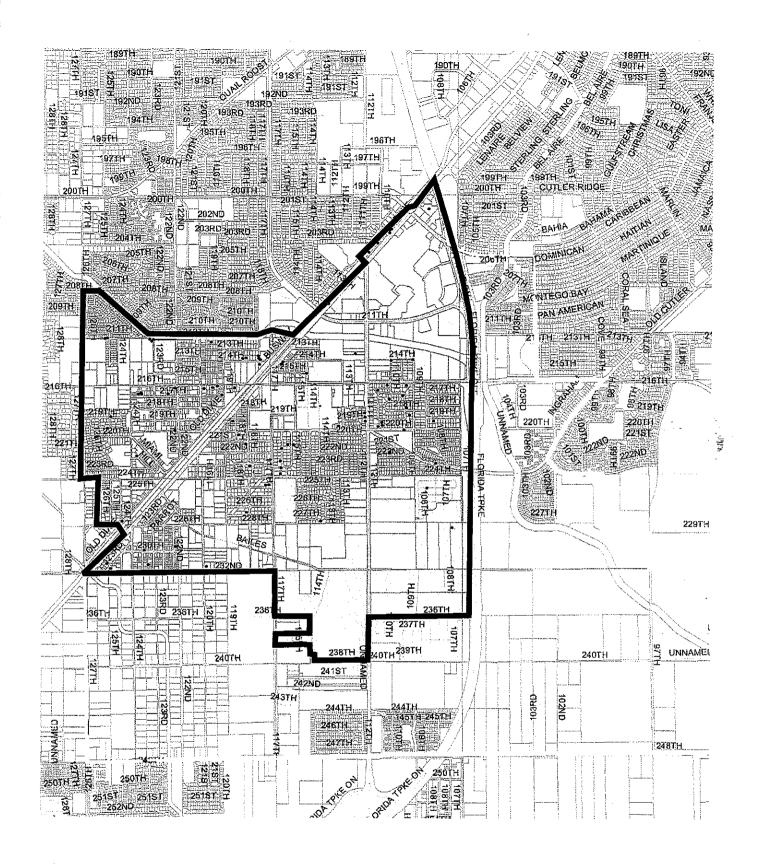


#### **Property Violations**

To further support the visual survey, data was gathered from Miami-Dade County with respect to code violations. **Table 4, Open Code Violations**, lists the open code violation cases and **Figure 5, Open Code Violations** shows the extent of the code violations throughout the study area. Details of the open code violations are contained in **Appendix A**.

TABLE 4					
OPEN CODE VIOLATIONS					
Animals code violation	6				
Junk / Trash / Overgrowth on Unimproved Property	94				
Minimum housing maintenance	4				
ROW / Private property/Abandoned property/Vehicle	49				
Setback Violations	2				
Signs violation	2				
Unauthorized use - Residential / Business	2				
Commercial Vehicle - Unauthorized	5				
Failure to obtain zoning permit	3				
Boat Storage	1				
Auto repair - residential	1				
Unusual use	5				
Multi Family Use	4				
Fence / hedge / tower / mast - violations	3				
Recreational vehicle / Camping equipment storage	2				
Outside business uses - unpermitted	3				
Graffiti	1				
Source: Miami-Dade County Planning; The Curtis & Kimball Co	ompany				

Code violation data can contain evidence of: additional defects not evidenced in exterior surveys, health and safety issues that create unsafe conditions and may contribute to risk of loss and injury from electrical hazards, fire, and unsafe structures. In addition, evidence of unsanitary conditions, and health issues related to structure materials, hazardous material contamination, presence of vermin, and poor light and ventilation may be obtained. The area suffers from a trash in the right-of-way and abandoned vehicle problem that contributes to the blighting of the area. In addition, the number of multi-family use violations reinforces the overcrowding problem. The presence and volume of these violations is a factor that together with the other issues, contributes to blight.



Legend

Property boundary

Figure 5
Open Code Violation Map
Goulds / Cutler Ridge CRA





Code Violation

#### Obsolete Uses

A predominance of obsolete uses and structures is a contributing condition toward economic distress and blight in an area. Obsolete uses may be within sound structures that are neither deteriorating nor dilapidated (although a lack of maintenance usually is found in obsolete uses); however due to physical conditions of the building or site, and the evolution of residential and commercial market needs, the use is no longer economically viable for use or reuse in the current and future market conditions because trends have changes sine structure was built. These conditions may include: size of the building's floor area, size of the building's footprint, internal layout of the structure, placement of structure on its lot, size and location of doors and window openings.

#### **Small Residential Units**

In the proposed Goulds CRA, obsolescence as a contributing factor towards blight is found as it relates to the size of the existing stock of homes. It was noted that the physical size of some homes in the area is very small, and in some instances occupants have located on their yards or porches, furnishings and possessions that may typically be contained within the interior of the home.

In addition to noting these conditions in the field, verification was performed by use of the Property Appraiser data. While homes and apartments may be habitable at smaller sizes, they are not considered viable in today's market where there is a large County-wide inventory of affordable housing at more appropriate sizes. These structures, while they may be sound and well-maintained, detract from the area's overall market appeal for home ownership and reinvestment. For the purposes of this analysis, the criteria for obsolete residential units are:

- 800 s.f. for single-family homes and townhouses
- 500 s.f. for all multi-family units, including duplexes

The results are summarized in **Table 5**, **Obsolete Residential Units**.

TABLE 5 OBSOLETE RESIDENTIAL UNITS							
Type of Residence Number of Parcels Number of Dwelling Units under 500 s.f. Percent Obsolete Units							
1,707	1,707	103		6%			
115	230		0	0%			
599	943	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	0	0%			
2,421	2,880	103	0	4%			
	Number of Parcels  1,707  115  599	OBSOLETE RESIDENTIAL U           Number of Parcels         Number of Dwelling Units           1,707         1,707           115         230           599         943	OBSOLETE RESIDENTIAL UNITS           Number of Parcels         Number of Dwelling Units         under 800 s.f.           1,707         1,707         103           115         230         599           943         943	OBSOLETE RESIDENTIAL UNITS           Number of Parcels         Number of Dwelling Units         under 800 s.f.         under 500 s.f.           1,707         1,707         103         0           115         230         0         0           599         943         0			

Six percent (6%) of the single family housing inventory in Goulds is undersized (below 800 s.f.), and obsolete with respect to their viability on today's market to attract new long-term buyers that will invest in the structure, and keep it from deteriorating.

Single-family home inventory can be the most important housing component of neighborhood stabilization and revitalization through home ownership; however, with 6% considered obsolete, this is a contributing factor to other blighting conditions in the proposed Goulds CRA.

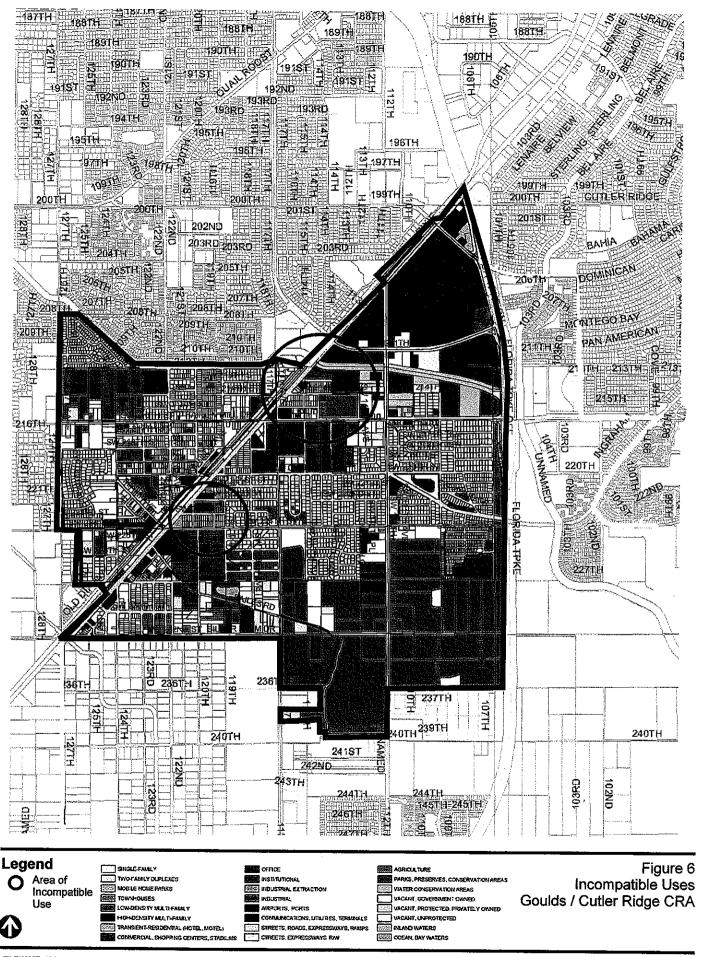
# Incompatible Uses

Incompatible uses within close proximity, like obsolete uses may be in sound structures; however, the existence or operation of an incompatible use diminishes the value of the other, and in more severe case may negatively impact public health, safety, and welfare. Proper use of zoning ordinances, and a properly planned geographic lay of zoning districts generally precludes most nuisance, safety, and health issues associated with incompatible uses; however, unanticipated incompatibilities that diminish value and cause economic distress still occur.

Upon surveying the use of these properties and considering the impact on each other, there are two significant areas of conflict among incompatible uses that are illustrated in **Figure 6**, **Incompatible Uses**.

- 1. The northeast corner of the West Goulds sub-area, there are single-family residential uses in close proximity and adjacent to an industrial use. The industrial use, and auto dismantling and salvage yard, is located just south of SW 214<sup>th</sup> Street and west of the South Dade Busway Extension. This type of use is visually blighting, causes noise, and may be associated with the presence of noxious and potential hazardous materials in open areas. Even walled, this use should not be in close proximity to places where people live. Its existence at this location seriously devalues the area and may even cause health associated risks. It is a significant contributing factor to blight in the local area.
- 2. The residential areas along SW 223<sup>rd</sup> Street from South Dixie Highway to SW 119<sup>th</sup> Avenue, as well as the residences along SW 119<sup>th</sup> Avenue in the same vicinity are impacted by the presence, visibility, and noise of an industrial use directly across their streets. The use is an open construction equipment storage yard. Its existence at this location devalues the adjacent vicinity. It is a contributing factor to blight in the vicinity.

In summary, there are two areas of serious, incompatible use conflicts that are contributing factors to causing blight in this area.



# Defective Land Regulation & Platting

Defective land regulation includes conditions that inhibit development and economic viability of the properties relating to:

- the zoning district within which a property is assigned;
- · the pattern of zoning within the area and its surroundings; or
- platting that is defective in terms of the size, orientation, shape, or proximity to access of lots.

There are two instances of defective land regulation, and they are both related to the incompatibilities discussed above. These areas are also zoned for "Industrial – Light Manufacturing" (zone # 7100). This zoning lay, with such close proximity of these industrial uses to residences is defective. In both cases, it is a contributing factor to blight in these local areas.

#### Vacant Lots

Vacant lots, by similar mechanisms as deteriorated and dilapidated structures, devalue an area, When vacant lots predominate in an area, they become a contributing factor towards blight. In addition, vacant lots attract dumping, and long-term trash problems. The dumping and trash, in combination with overgrown tall grasses can easily create a higher risk of fire hazard, as well as attracting vermin that create other health risks. Finally, a predominant pattern of vacancy may contribute to higher crime due to the existence of large spaces that are hidden from view and not easily patrolled.

The pattern of vacancy is as important as the amount of land that is vacant. A large tract of vacant land does not demonstrate blight as much as the same amount of vacant land distributed over many smaller lots, especially if these lots are widely dispersed in a neighborhood. While a significant proportion of vacant lots, on one hand, provide a more suitable "clean slate" for development, it is also prima facie evidence of an area that for various reasons is economically disadvantaged in comparison to the surrounding area.

The proposed Goulds CRA has a very strong pattern of vacant lands in three of its sub-districts:

- 1. In the Goulds Neighborhood there is a strong pattern of widely dispersed vacant lots distributed mostly in two sections. One is the area between SW 216<sup>th</sup> Street and SW 220<sup>th</sup> Street, west of the School. The second is south of 220<sup>th</sup> Street to SW 228<sup>th</sup> Street, and west of SW 119<sup>th</sup> Avenue. The large number of vacant lots is exacerbated by overgrown vegetation and dumping. The dumping consists of junked automobiles, boat hulls, furniture, and general trash.
- In the Agricultural Transitional Sub-Area, there is also a strong pattern of vacancy; however, consistent with the character of the area, much of the vacant land is comprised of large tracts. Overgrown vegetation and dumping are evident only in the section west of Colonial Drive (SW 117<sup>th</sup> Av.) from SW 224<sup>th</sup> Street to Bailes Road.
- The West Goulds Sub-Area is also characterized by a strong pattern of widely dispersed vacant lots. The vacant land here is almost entirely made up of small lots, with a large number of lots of vacancy as well as a high proportion of vacant land

area. The strong pattern of vacancy is probably the most significant factor devaluing this area, and impeding it from viability as a community.

Photographs showing examples of the character of the vacant lands in the study area are included in Figure 7, Vacant Land Photographs. The total rate of vacant parcels by lot, and their cumulative impact on the amount of land that is vacant is summarized in Table 6, Vacancies.

	TABLE 6						
	VACAN	CIES					
Type of Use Zoned For	Number of Parcels	Number of Acres	Vacant Number of Parcels	Vacant Acres	Percent Vacant (Parcels / Area)		
Single Family Residential	2,282	658.18	454	156.14	20% / 24%		
Town House	1	114.88	0	0.00	0% / 0%		
Duplex Residential	· 581	215.78	212	90.69	36% / 42%		
Multi-Family : 4 Units	0	0.00	0	0.00	n.a.		
Multi-Family : 10 - 21 DU/Ac	354	64.85	14	21.97	4% / 34%		
Multi-Family : 22 - 37 DU/Ac	3	22.13	0	0.00	0% / 0%		
Bungalow Courts	0	0.00	0	0.00	n.a.		
Hotel & Motel	2	7.37	0	0.00	0% / 0%		
Total Residential	3,223	1,083.19	680	268.79	21% / 25%		
Neighborhood Commercial	44	18.34	25	4.36	57% / 24%		
Arterial Commercial	61	33.40	31	10.52	51% / 32%		
Central Commercial	104	182.38	29	20.71	28% / 11%		
Liberal Commercial	27	43.63	13	4.43	48% / 10%		
Semi-Professional Office	2	13.81	1	2.50	50% / 18%		
Total Commercial	238	291.56	99	42.52	42% / 15%		
Light Manufacturing - Industrial	18	28.62	10	15.63	56% / 55%		
Heavy Manufacturing - Industrial	0	0.00	0	0.00	n.a.		
Restricted Industrial	0	0.00	0	0.00	n.a.		
Total Industrial	18	28.62	10	15.63	56% / 55%		
Agricultural	240	365.98	122	223.80	51% / 61%		
Planned Area Development	0	0.00	0	0.00	n.a.		
Other Zoned Land	0	0.00	0	0.00	n.a.		
Land Not Classified, or Interim Zoned	107	159.91	94	141.22	88% / 88%		
Total	3,826	1,929.25	1,005	691.96	26% / 36%		
			Source: Mian	ni-Dade County	Property Appraiser		







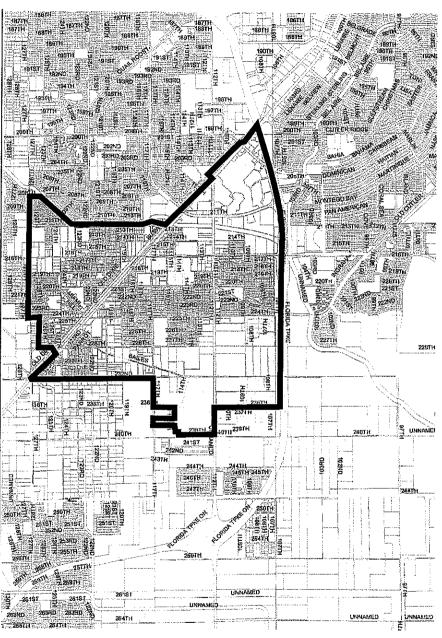












Legend

Property boundary

Figure 7 Vacant Lot Photographs Goulds / Cutler Ridge CRA



There is a very significant pattern of vacancies in the proposed Goulds CRA, with the strongest contribution to blight occurring in the West Goulds Neighborhood Sub-area. Twenty-one percent (20%) of the residential lots, and 25% of the residentially zoned land is vacant. Much of it is overgrown, and has abandoned automobiles, boat hulls, furniture, and other trash upon them. Of the commercially zoned land, 15% is vacant, comprising 42% of the commercial parcels. The commercial vacancies are more prevalent in the neighborhoods, along the arterials, and some extent along South Dixie Highway, and not as prevalent in the vicinity of the South Land Mall. The Agricultural Transition Sub-area has the highest proportion of vacant land (55%); however, as the area is under redevelopment, the vacancy rate is not contributing to blighting conditions.

Overall, widespread and large amounts of vacant lands are a contributing factor to blight conditions in the proposed Goulds CRA.

# Size of Lots and Assemblage Potential

As shown in Table 1, the area is comprised of 3,824 properties that are in various ownerships. Much of the land encompasses large tracts of redevelopment. Given this, the average lot size for the whole area is still only 0.50 acres. Numerous small lots and diversity of ownership creates a situation that is challenging for redevelopment. This evidence suggests that the size of the lots in conjunction with the ownership pattern present an impediment to redevelopment, and as such it may be a factor in causing blight to this area.

# Conditions that Endanger Life and Property

#### Trash

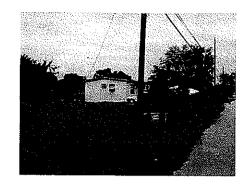
Vacant lots diminish a community's value because they attract dumping, and are usually overgrown. The dumping and trash, in combination with overgrown tall grasses can easily create a higher risk of fire hazard, as well as attracting vermin that create other health risks. Finally, vacancies under these conditions may contribute to higher crime due to their provision of large spaces that are hidden from view and not easily patrolled by police. Examples of the trash and dumping that vacant lots attract are illustrated in **Figure 8**, **Trash Site Photographs**.

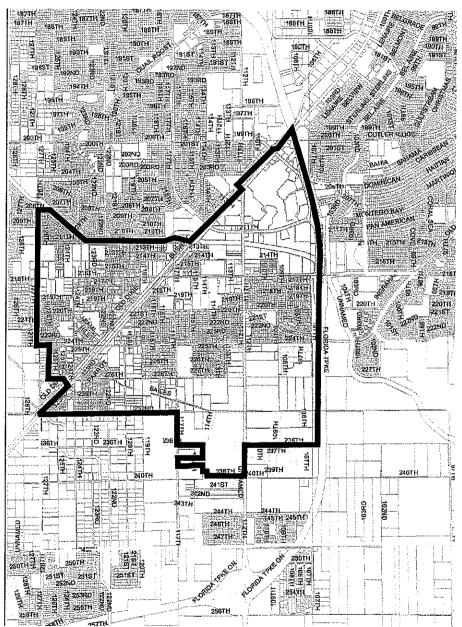
There are 680 vacant residential parcels out of 3,223 according to Property Appraiser data that are within the proposed Goulds CRA. Based on the physical conditions survey, approximately 20% to 30% of these have some amount of trash, and dumping upon them. As this can compromise general public health, safety, and endanger adjacent properties by fire or propagation of insects, these conditions are a contributing factor to blight.

#### Flood Zones

The majority of the Goulds area is in a flood zone, either AE or AH. These areas are at risk of flooding during a major storm event. Development in these areas may be more expensive due to the increased measures that must be taken to protect property. Only the area in the center of the study area south of Dixie Highway is in flood zones X and X-500, neither of which is considered a flood zone. Structures within them are not generally at risk. The general area of each flood zone is shown in **Figure 9**, **Flood Zones**.









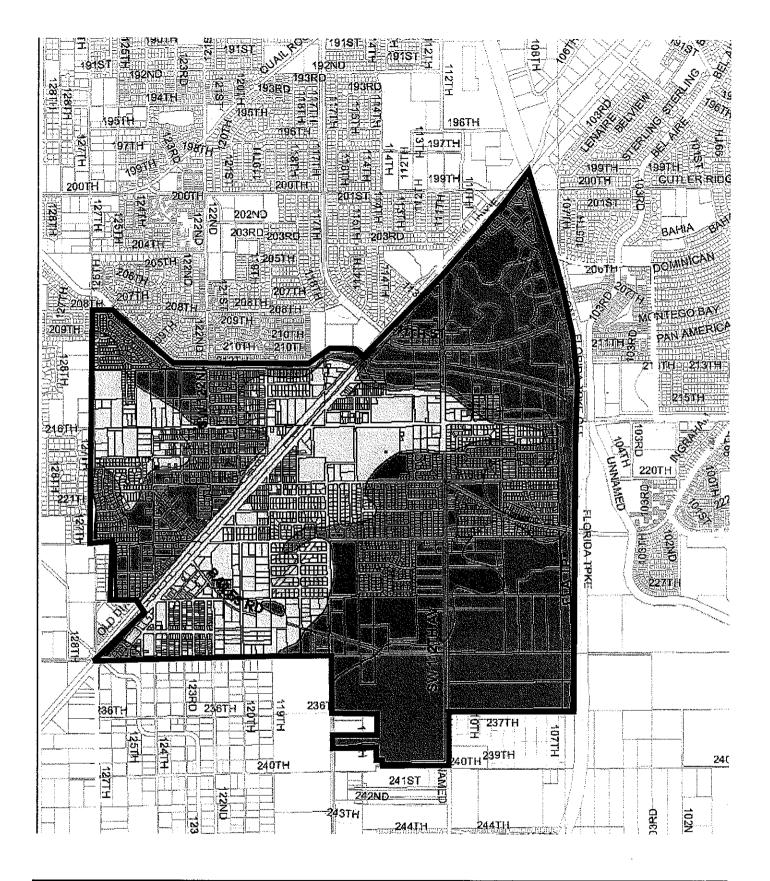


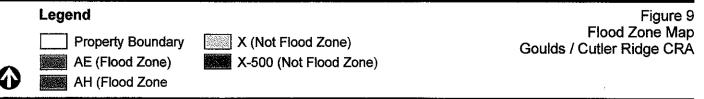
## Legend

Property boundary

Figure 8
Trash Site Photographs
Goulds / Cutler Ridge CRA







# Economic Conditions

The economic conditions of the residents of the Goulds area are factors that contribute to economic distress. The housing and the demographic characteristics of the area are indicators of these conditions.

## Housing Characteristics

Table 7 provides data relating to housing conditions within the proposed Goulds CRA. For contextual purposes, the same data are provided for Miami-Dade County as a whole.

Table 7								
	Housin	g Characte	eristics - 2	000				
	Miami- Dade County	Census Block Group 104.01	Census Block Group 104.02	Census Block Tract 105.1	Census Block Group 106.02.1	Census Block Group 106.07.3	Total Study Area	
Housing Units	852,278	57	65	1,144	477	2,002	3,745	
Units Occupied	91.1%	100.0%	100.0%	92.1%	92.7%	95.8%	94.4%	
Occupied Units by Tenure								
Owner-occupied	57.8%	50.9%	56.9%	26.9%	76.7%	34.0%	37.9%	
Renter-occupied	42.2%	49.1%	43.1%	73.1%	23.3%	66.0%	62.1%	
Overcrowded Units	20.0%	33.3%	0.0%	29.2%	16.3%	32.6%	29.0%	
Incomplete Units								
Lacking full plumbing	1.1%	0.0%	0.0%	1.1%	0.0%	1.6%	1.2%	
Lacking full kitchens	1.3%	0.0%	0.0%	0.5%	1.0%	2.2%	1.4%	
Units by Type				:				
1,detached	42.7%	68.4%	70.8%	37.1%	96.2%	31.2%	42.5%	
1,attached	9.9%	7.0%	0.0%	8.4%	0.0%	12.0%	9.1%	
2	2.6%	8.8%	29.2%	11.4%	0.0%	2.5%	5.5%	
3 to 10	9.0%	15.8%	0.0%	16.3%	0.0%	29.4%	20.9%	
10 to 19	6.4%	0.0%	0.0%	6.0%	3.8%	10.8%	8.1%	
20 to 49	8.6%	0.0%	0.0%	13.0%	0.0%	3.7%	5.9%	
50 or more	18.8%	0.0%	0.0%	7.9%	0.0%	10.4%	8.0%	
Mobile Home	1.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Year Built								
1999	1.6%	0.0%	0.0%	0.8%	0.0%	2.6%	1.6%	
1995 - 1998	5.9%	0.0%	0.0%	9.9%	10.1%	12.3%	10.9%	
1990 - 1994	7.6%	0.0%	0.0%	11.8%	2.7%	35.0%	22.7%	
1980 - 1989	18.2%	0.0%	0.0%	16.2%	8.2%	27.8%	20.9%	
1970 - 1979	22.5%	12.9%	23.1%	23.8%	12.2%	10.6%	15.1%	
Pre - 1970	44.2%	87.1%	76.9%	37.5%	66.8%	11.7%	28.9%	

Table 7 - (Cont.)								
	Housii	ng Charact	teristics - 2	2000				
	Miami- Dade County	Census Block Group 104.01	Census Block Group 104.02	Census Block Tract 105.1	Census Block Group 106.02.1	Census Block Group 106.07.3	Total Study Area	
Rental Units by Rental Rate								
Under \$500	26.5%	63.6%	100.0%	60.6%	41.7%	30.8%	42.3%	
\$500 - 600	15.8%	0.0%	0.0%	19.5%	36.5%	21.3%	21.0%	
\$600 - 700	16.3%	0.0%	0.0%	6.8%	7.3%	27.8%	19.2%	
\$700 - 800	13.8%	0.0%	0.0%	7.7%	0.0%	8.6%	7.7%	
\$800 - 900	9.4%	0.0%	0.0%	2.0%	0.0%	5.0%	3.7%	
\$900 - \$1,000	6.1%	0.0%	0.0%	1.1%	0.0%	2.1%	1.6%	
\$1,000 and over	12.1%	36.4%	0.0%	2.3%	14.6%	4.4%	4.5%	
Cost-burdened Renters by Income							i	
Less than \$10,000	84.7%	100.0%	100.0%	56.1%	100.0%	79.4%	73.0%	
\$10,000 - 19,999	84.7%	N/A	N/A	72.5%	38.5%	85.0%	77.8%	
\$20,000 - \$34,999	50.9%	0.0%	0.0%	24.3%	0.0%	39.3%	36.7%	
\$35,000 - 49,999	14.6%	100.0%	N/A	0.0%	0.0%	24.3%	14.5%	
\$50,000 and over	3.4%	N/A	N/A	0.0%	100.0%	6.5%	4.4%	
Owner Units by Value								
Less than \$50,000	7.0%	34.5%	37.8%	26.9%	7.1%	5.1%	11.8%	
\$50,000 - 99,000	35.2%	65.5%	62.2%	61.1%	78.2%	78.3%	73.9%	
\$100,000 - 199,999	41.7%	0.0%	0.0%	12.0%	8.3%	16.6%	12.7%	
\$200,000 - 299,999	8.1%	0.0%	0.0%	0.0%	4.1%	0.0%	1.0%	
\$300,000 and over	8.0%	0.0%	0.0%	0.0%	2.3%	0.0%	0.6%	
Cost-burdened Owners by Income								
Less than \$10,000	96.2%	50.0%	N/A	100.0%	100.0%	100.0%	96.0%	
\$10,000 - 19,999	79.2%	0.0%	100.0%	36.3%	55.6%	100.0%	65.7%	
\$20,000 - \$34,999	63.5%	0.0%	N/A	46.4%	46.7%	75.0%	60.2%	
\$35,000 - 49,999	45.2%	0.0%	0.0%	0.0%	15.4%	34.7%	20.0%	
\$50,000 and over	9.2%	N/A	N/A	0.0%	0.0%	0.0%	0.0%	
		****	Source:	U.S. Census	, 2000; Miami	Economic Ass	ociates, Inc.	

At the time of the 2000 Census, the Census Block Groups that include the proposed CRA contained a total of 3,745 housing units, 94.4 percent of which were occupied. Consistent with the fact the proposed CRA is located in the southern portion of Miami-Dade County, over 55 percent of the housing units were constructed after 1980 as compared to only about a third countywide. A distinguishing characteristic of the housing stock in the proposed CRA is that

<sup>&</sup>lt;sup>1</sup> Census Block Group 106.07.3 contains some areas extraneous to the proposed Goulds CRA. Conversely, there are portions of the proposed CRA west of U.S. 1not contained in the Blocks Groups shown in the table. Based on field surveys of these areas, it is believed that the inclusion of the extraneous areas in the Block Groups and exclusion of some areas west of U.S. 1 make the proposed CRA appear better off economically than it actually is.

nearly 21 percent of units are located in structures with 3 to 10 units. Countywide only 9 percent of units are similarly located.

In evaluating whether the study area should be designated a CRA, the following points should be considered:

- Miami-Dade County's rate of home ownership of 57.8 percent was considerably lower than the rate throughout the State of Florida or nationally, 70 percent and 65 percent, respectively. The proposed CRA has an even lower rate of homeownership, 37.9 percent.
- The median unit rental rate within the proposed CRA was between \$500 and \$600 per month, with over 80 percent of rental units leasing for less than \$700 per month. On a countywide basis, only 58.6 percent of rental units leased for under \$700 per month. The median value of owner-occupied housing was also low relative to the countywide standard, reflecting the fact that over 85 percent, twice the proportion countywide, were valued for less than \$100,000.
- The proportions of both owner and renter households by income range that were cost-burdened, i.e., paying more than 30 percent of income for shelter, were generally lower than those countywide. This was likely a function of the low rate structure for rental units and the low median value of owned units discussed in the preceding paragraph. The fact that the area contained a significant number of County-owned units and/or privately-owned Section 8 units may have also been a contributing factor. Notwithstanding, 26.2 percent of housing units were overcrowded as compared to 20 percent countywide.

# **Demographic Characteristics**

Table 8 provides demographic data from the 2000 Census depicting the economic status of the residents of the proposed Goulds CRA¹. For contextual purposes the same data are provided for Miami-Dade County in its entirety.

	<u></u>	Table 8	Table 8							
Soc	io-Economi	c Charact	eristics -	2000						
	Miami- Dade County	Census Block Group 104.01	Census Block Group 104.02	Census Block Tract 105.1	Census Block Group 106.02.1	Census Block Group 106.07.3	Total Study Area			
Population	2,253,362	195	182	3,468	1,503	5,327	10,675			
Households	777,378	46	90	1,015	467	1,910	3,528			
Retirement Age Households	21.9%	21.7%	10.0%	17.6%	32.5%	16.9%	17.7%			
Households w/Children	34.6%	28.3%	33.3%	49.6%	38.8%	43.8%	41.2%			
In Labor Force (Persons 16 & Over)	57.5%	61.2%	79.1%	53.3%	50.7%	53.3%	53.5%			
Employed (Persons 16 & over)	92.2%	54.0%	85.3%	84.3%	93.3%	91.2%	88.4%			
Median Household Income	\$35,966	\$14,286	\$26,667	\$19,727	\$17,944	\$27,647	\$23,885			
Household Income										
Less than \$10,000	16.5%	26.1%	20.0%	24.1%	29.5%	16.6%	20.7%			
\$10,000 - 19,999	14.6%	28.3%	23.3%	26.2%	25.9%	18.3%	21.8%			
\$20,000 - \$34,999	20.1%	23.9%	24.4%	21.7%	18.0%	28.8%	25.2%			
\$35,000 - 49,999	15.7%	15.2%	20.0%	17.4%	14.3%	13.5%	14.9%			
\$50,000 and over	33.1%	6.5%	8.3%	10.6%	12.3%	22.5%	17.2%			
Households in Poverty Status	18.1%	39.1%	33.3%	42.0%	42.4%	20.0%	29.9%			
			Source: U.	S. Census, 2	:000; Miami E	conomic Ass	ociates, Inc.			

At the time of the 2000 Census, the Census Block Groups that include the proposed CRA had a total population of 10,675 people, who comprised 3,528 households. Less than 18 percent of these households were headed by people of retirement age, i.e. 65 years of age of older, a figure considerably below the countywide proportion. The proportion of households that included children under the age 18 was, however, considerably higher, 41.2 percent, than that countywide, 34.6 percent.

Evidence of the economic distress experienced by the residents of the proposed Goulds CRA is highlighted by the following statistics:

 Less than 54 percent area residents 16 years old or older participated in the labor force as compared to 57.5 percent of countywide residents 16 years of age or older. Further, less than 90 percent of those participating were employed. The unemployment rate

<sup>&</sup>lt;sup>1</sup> Census Block Group 106.07.3 contains some areas extraneous to the proposed Goulds CRA. Conversely, there are portions of the proposed CRA west of U.S. 1not contained in the Blocks Groups shown in the table. Based on field surveys of these areas, it is believed that the inclusion of the extraneous areas in the Block Groups and exclusion of some areas west of U.S. 1 make the proposed CRA appear better off economically than it actually is.

was particularly high in Census Block Group 104.1 where less than 55 percent of workforce members were employed.

- Median household income was \$23,885, just over 66 percent the level countywide. To
  place this in further prospective, Miami-Dade County with its median income of \$35,955
  ranked as one of the poorest major metropolitan areas (those with populations
  exceeding 1 million people) nationwide.
- Nearly 30 percent of the households within proposed Goulds CRA were living in poverty including in excess of 39 percent in 3 of the 5 Census Block Groups profiled in the table. On a countywide basis, 18.1 percent of households were living in poverty.

The fact that the proposed Goulds CRA is economically disadvantaged is evidenced by the fact that area contains an office of the County's Community Action Agency. It also contains County-owned housing units including Arthur Mays Villas as well as privately-owned Section 8 units.

#### Real Estate Values

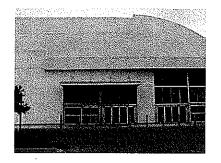
The table below provides the taxable value of real property in proposed Goulds CRA for each year during the period from 1999 though 2004. The same information is provided for Miami-Dade County as a whole.

TABLE 9 REAL ESTATE VALUES								
	Miami-Dade C	ounty	Proposed Gou	ds CRA				
	Taxable Annual Taxable Annual							
Year	Value	Change	Value	Change				
2000	\$88,022,888,313		\$170,721,718					
2001	\$98,241,599,283	11.6%	\$173,920,982	1.80%				
2002	\$106,604,532,157	8.5%	\$194,617,716	11.90%				
2003	\$120,006,086,472	12.6%	\$221,360,115	13.70%				
2004	\$137,595,116,230	14.7%	\$237,533,497	7.30%				
2005	\$165,268,935,186	20.1%	\$345,403,216	45.40%				
Average Annual Change 13.5% 16.02%								
Sou	rce: Miami-Dade County P	roperty Apprai	iser, Miami Economic	Associates, Inc.				

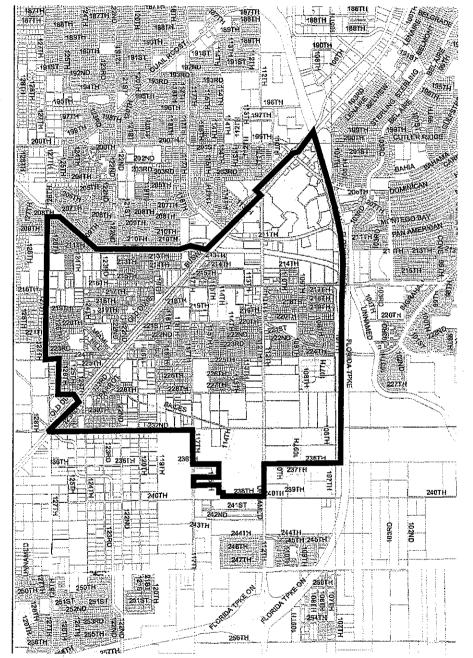
As shown in the table, the taxable value of property in the proposed CRA increased from approximately \$170.7 million in 2000 to \$345.4 million in 200, at which time it accounted for less than two-tenths of 1 percent of the overall County tax roll. The following points are noted with respect to the table:

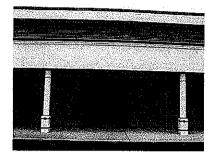
During the 2000 though 2005 period, the taxable value of property countywide increased at an average annual rate of 13.5 percent, with increases exceeding 10 percent occurring in 3 of the 4 more recent years due to new construction and strongly appreciating existing property. During the same period, the taxable value of the property within the proposed CRA increased by 16.02 percent. That level of average annual increase was the result of a surge in values in recent years after a period during which values declined or increased at a sluggish pace.

- The recent surge in values has been the result of strong appreciation on selected parcels within the proposed CRA area that were purchased for new residential development. The preponderance of the parcels with existing development did not register significant increases in value.
- Affecting the taxable value of property other than vacant residential land within the proposed CRA are the following factors:
  - o The presence of numerous vacant in-fill residential lots throughout the area.
  - o The fact that the U.S. 1 frontage has a substantial number of vacant parcels and where developed, it is occupied, the uses tend to be of low value.
  - o The relatively older age and dilapidated condition of substantial portions the existing housing stock.
  - o The presence of large institutional facilities such as the South Dade Government Center and public housing units that are tax-exempt.
  - Vacant retail uses scattered throughout the study area as illustrated in Figure 10, Vacant Retail Photographs.













Legend

Property boundary

Figure 10 Vacant Retail Photographs Goulds / Cutler Ridge CRA



# Transportation

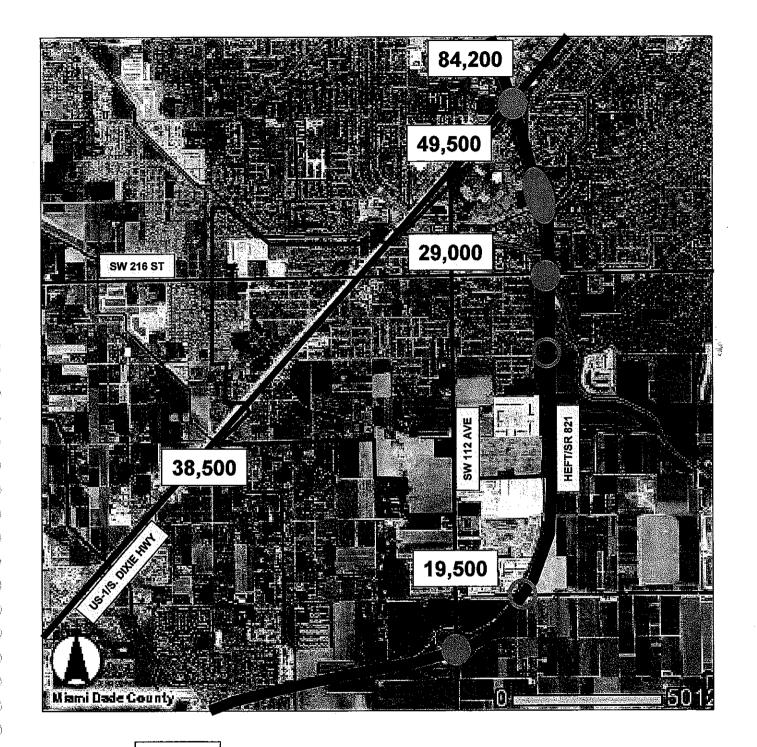
The Goulds CRA study area is largely located between the cross roads of two State Principal Arterial roadways which function as the two most important transportation facilities moving people and goods serving south Miami-Dade County. With the Homestead Extension of Florida's Turnpike to the east, and US-1/South Dixie Highway to the west, over 133,700 cars per day pass along side the Goulds CRA study area (see **Figure 11**).

#### **Access and Connectivity**

The geography and layout of these transportation facilities have each had their own effect upon Goulds. While providing regional transportation services, Florida's Turnpike has created a wall which extends along the eastern side of the three mile study area. Access into and out of Goulds (to and from the east) can only occur at the following four locations using the turnpike interchanges or underpasses built into the system.

ACCESS AN		TABLE 11 NNECTIONS TO AND FF	ROM THE EAST		
Roadway	Turnpike System Access	Roadway Type	Travel Lanes		
SW 200 Street	Interchange	Section Line	4 lanes divided		
SW 211 Street Interchange Quarter Section Line 6 lanes divided					
SW 216 Street	Interchange	Section Line	4 lanes divided		
SW 220 Street	Underpass	Quarter Section Line	2 lanes		
		Source: Cath	y Sweetapple & Associates		

The US-1/South Dixie Highway corridor, together with the Miami-Dade County Busway (under construction within the limits of the CRA study area), promotes regional vehicular and transit connectivity, but does so at the expense of local connectivity to properties adjacent to the Busway and US-1.



61,500

**Daily Traffic Count** 

Legend



CRA Boundary Turnpike interchange

Turnpike underpass

Figure 11 Regional Roadway Connections Goulds CRA



Access into and out of Goulds from South Dixie Highway (to and from the east across the Busway and to and from the west) is accommodated by the following roadway connections (see **Figure 12**):

ACCESS AND	TABLE 12 ROADWAY CONNECTI	ONS OFF US-1
Roadway	Roadway Type	Number of Travel Lanes
SW 112 Avenue	Half Section Line	4 lanes divided
SW 200 Street	Section Line	4 lanes divided
SW 211 Street	Quarter Section Line	6 lanes divided
SW 216 Street	Section Line	2 lanes undivided
SW 220 Street	Quarter Section Line	2 lanes undivided
SW 224 Street	Half Section Line	2 lanes undivided
Bailes Road	n/a	2 lanes undivided
SW 122 Avenue	Half Section Line	2 lanes undivided
SW 124 Avenue	Quarter Section Line	2 lanes undivided
SW 127 Avenue	Section Line	2 lanes undivided
	Source: Cathy	Sweetapple & Associates

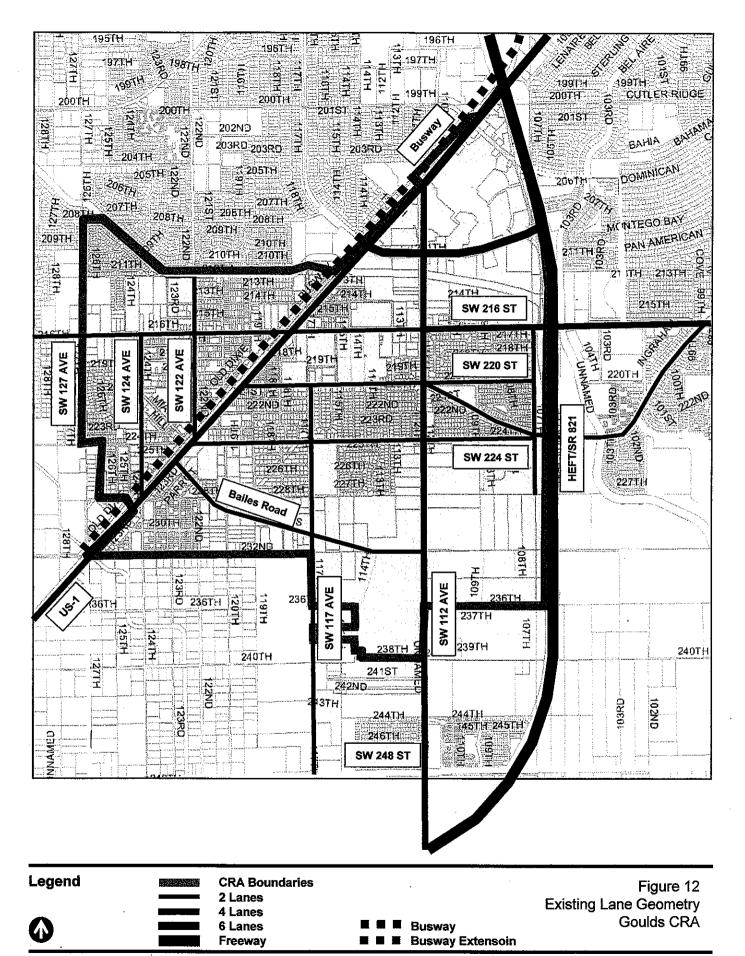
In the northern part of the CRA study area, South Dixie Highway provides numerous opportunities to access the commercial properties located immediately adjacent to the US-1 corridor. Multiple driveway connections and current driveway setbacks for some of the older commercial properties along US-1 may not meet current State access management standards. Redevelopment of these properties would require conformance to current driveway spacing and design standards.

For those commercial properties located immediately to the west of US-1 which abut the Busway, a variety of frontage road and driveway access solutions have been employed to maintain visibility and connectivity for those commercial parcels. Each access solution is different, making it difficult for the motorist to anticipate how to properly access the commercial parcels. Access across the Busway (leading into and out of the CRA study area) will provide additional challenges as the Busway extension nears completion, and redevelopment opportunities arise.

### Street Layout and Roadway Widths Within the CRA

For the properties located within the CRA study area, development patterns and street layout are inconsistent, and street widths vary. The underlying street grid is continuously interrupted by the diagonal angle that US-1 intersects the study area. Local roadways intersect US-1 at 45 degree angles, with intermittent 90 degree intersections accommodating access to SW 200 Street, SW 211 Street, Miami Avenue and Bailes Road.

For the newer residential subdivisions occupying approximately 25% of the CRA study area, roadway and sidewalk infrastructure has been provided with adequate street widths, sidewalks



Source: Cathy Sweetapple & Associates

and yard setbacks consistent with Miami-Dade County subdivision development and design standards pursuant to Section 28-14 of the Miami-Dade County code. Minor streets providing access to residential development are required to provide 50 or 60 feet of minor street right of way for residential areas. A 50 or 60 foot right of way would provide the following paved roadway, swale and sidewalk dimensions:

MIAMI-D	ADE COU	TABLE 1	3 REET DESIGN ST	TANDARDS			
Street Type	ROW Width	Paved Roadway	Swale Width Both Sides	Sidewalk Width Both Sides			
Minor Street	Minor Street 50 feet 22 to 24 feet 7 to 8 feet 5 to 6 feet						
Minor Street	60 feet	24 to 36 feet	7 to 8 feet	5 to 6 feet			
		Source: Miami-D	ade County, Cathy Sv	weetapple & Associates			

A typical minor street in one of the newer residential subdivisions within the CRA study area provides 50 of right of way, 22 feet of paved roadway, 8 feet of swale on both sides of the roadway and 6 foot sidewalks on both sides of the minor street.

For the remaining older neighborhoods and vacant property, development patterns have not achieved the same density, urban form or commitment to infrastructure compared with the newer development within the study area. Street widths vary between 16 feet and 18 feet adjacent to older residential dwellings, often not even achieving the minimum minor street design standards that would be required today for local street access to residential property. Sidewalks are intermittent or non-existent, and are mainly found adjacent to recent development sites. Based upon the inconsistent and confusing street layout and the design of the existing minor street roadways within the older, unimproved portions of the CRA study area, a predominance of inadequate street layout and minor street paved roadway widths are found within the CRA study area.

#### Pedestrian and Public Transportation Facilities

The older and unimproved sections of the CRA study area have been found to exist with incomplete pedestrian infrastructure (see Figure 13), which impacts the provision of services and facilities used to support public transportation. Approximately 78% of the study area has no pedestrian infrastructure, while over 60% of the land area located within the CRA boundaries is located within one mile of the Busway corridor. The remaining land area is located within one mile of Bus Route 70, traveling north and south along SW 112 Avenue (see Figure 14). Three Miami-Dade County transit routes (plus the busway) operate along US-1 and serve the Southland employment center in the northern end of the CRA study area. A fourth transit route also serves the employment center, but provides access to the Cities of Homestead and Florida City using the SW 112 Avenue corridor. Service frequency headways throughout the CRA study area range from 15 minutes to 30 minutes. Considering that the entire CRA study area is located within a mile from a transit corridor, and given the extension of the busway which is currently under construction adjacent to the CRA along US-1, an extensive and continuous network of pedestrian facilities should exist to reinforce connectivity with the transit service along US-1. The existence of intermittent sidewalks within the CRA boundaries contributes to the inadequacies of the street layout and the deficiencies which exist in the provision of pedestrian infrastructure.

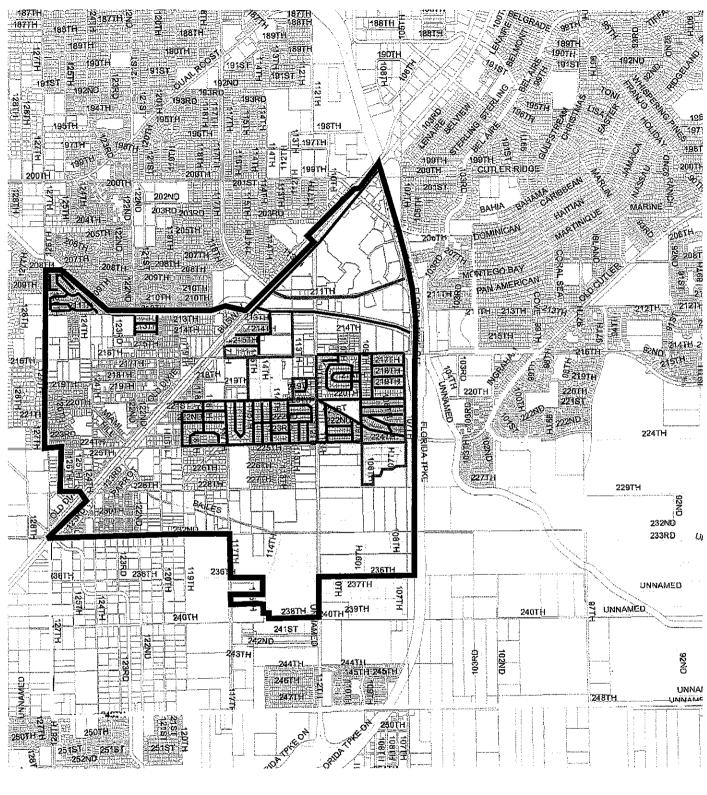
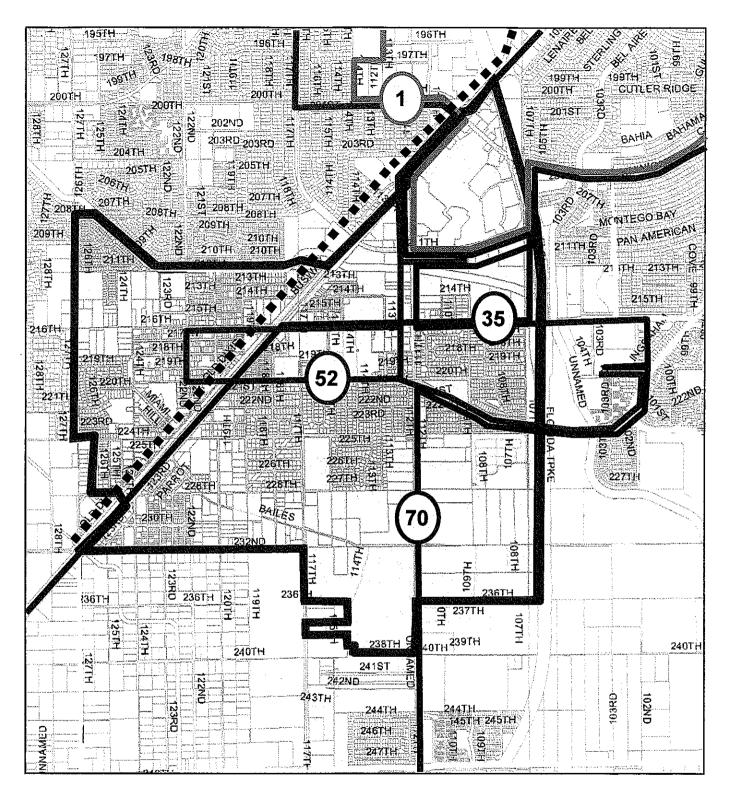


Figure 13 Legend Sidewalk Locations Property boundary Sidewalks on both sides of street Goulds / Cutler Ridge CRA Sidewalks on one side of street



🔳 🔳 📕 📕 Busway extension underway

Legend	Route 1 Route 35 Route 52	CRA Boundaries 20 minute headways 30 minute headways 30 minute headways	<b>(52)</b>	Metro Bus Route	Figure 14 Transit Service Goulds CRA
<b>4</b>	Route 70	30 minute headways		Busway – 15 min. headways	

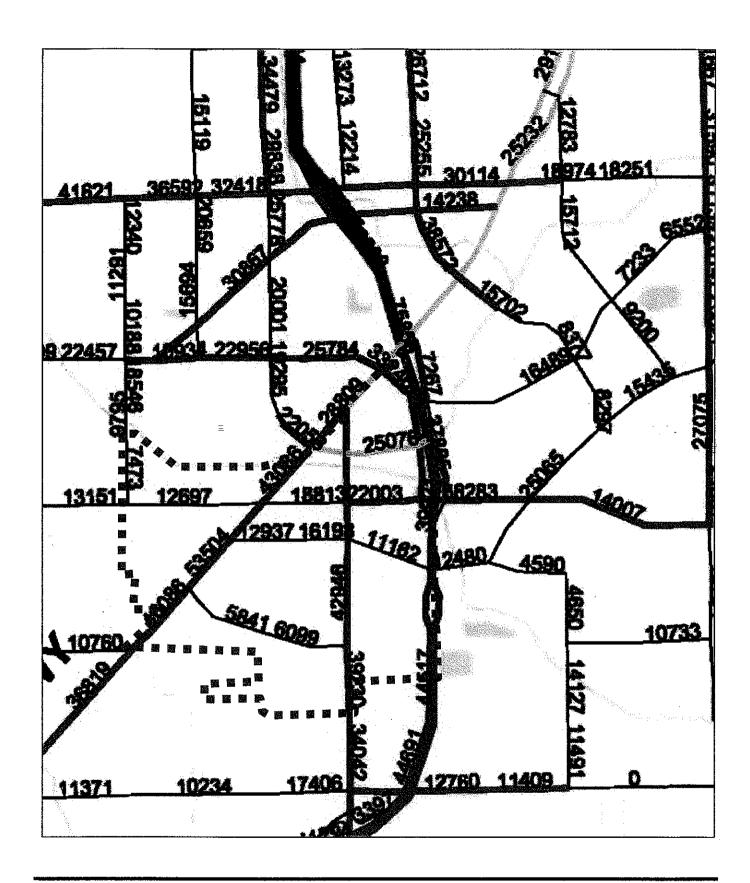
## Evaluation of Traffic Demand and Traffic Problems Pursuant to Chapter 163.335 (1)

Existing and Year 2025 projected daily traffic conditions have been evaluated for the regional roadways serving the CRA study area. A level of service evaluation has been performed pursuant to the adopted levels of service in the Miami-Dade County Comprehensive Development Master Plan. The daily maximum service volumes have been obtained from the Year 2002 Quality/Level of Service Handbook published by the Florida Department of Transportation. Existing lane geometry for the key study area roadways is provided in the enclosed **Figure 12**.

Daily traffic data has been obtained from FDOT and Miami-Dade County for the count stations located adjacent to and within the CRA study area. Traffic forecasts for the Year 2025 were obtained from the Year 2025 traffic projections from the Long Range Transportation Plan (see **Figure 15**). Planned roadway improvements for study area roadways (from the LRTP 2030), are outlined in **Table 14** below, and are included in **Figure 16**.

LR	ГР 2030 CC	TABLE 14 OST FEASIBLE HIGHWAY AND TRANS	SIT PROJECTS IN THE	STUDY AREA	
Area	LRTP Page No.	Roadway	Improvement	Timeframe	LRTP Priority
South	26	South Miami-Dade Busway	Busway Extension	2005 - 2009	1
		From Cutler Ridge to Florida City			
South	30	HEFT/SR 821	Widen HEFT	2010 – 2015	II.
		From North of Eureka to North of SW 117 Ave	to 12 lanes		
South	30	SW 112 Avenue	ITS Improvements	2010 – 2015	11
		From HEFT to US-1			
South		HEFT/SR 821			
	32	From SW 216 Street to SW 200 Street	Widen to 6 lanes	2016 – 2020	[1]
	32	From SW 200 Street to US-1	Widen to 8 lanes	2016 - 2020	111
	32	From US-1 to North of Eureka Drive	Widen to 10 lanes	2016 - 2020	111
South	33	SW 200 Street	Widen from 2 lanes	2016 – 2020	111
		From Quail Roost Drive to SW 110 Court	to 4 lanes		
South	35	South Miami-Dade Corridor Rail Extension	Premium Transit	2021 – 2030	IV
		From Dadeland to Florida City using Dixie Hwy			

Source: Miami-Dade County, Cathy Sweetapple & Associates



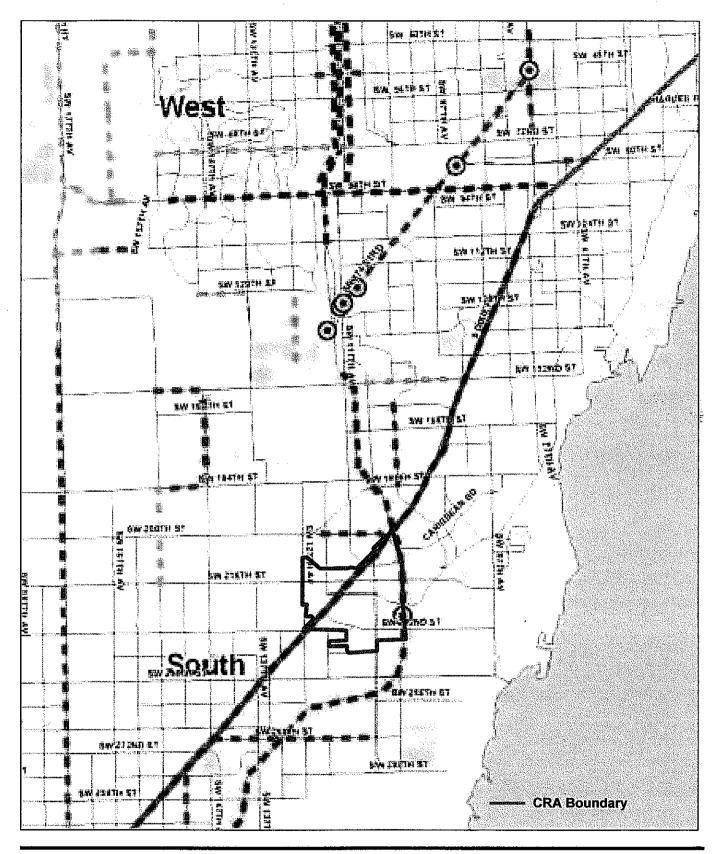
Legend

XXXXX Year 2025 Projected Traffic Volumes

| B | CRA Boundaries

Figure 15 Year 2025 Traffic Forecasts Goulds CRA





Legend

FF Premium Transit

Freeway Improvement

**■ ■** Other Highway Improvement

a z z Arterial Improvement

Figure 16 Year 2030 Long Range Transportation Plan Goulds CRA



Existing and projected Year 2025 daily traffic conditions for the regional roadways serving the CRA study area, are summarized on the enclosed **Table 15**. The evaluation of existing and projected traffic conditions demonstrate that level of service deficiencies were found on the following regional roadways:

LEVEL OF SERV	TABLE 16 ICE DEFICIENCIES O ROADWAYS	N REGION	AL
Roadway	Location	Existing Daily LOS	2025 Daily LOS
South Dixie Highway	SW 152 Street to SW 168 Street	F	F
South Dixie Highway	SW 168 Street to SW 184 Street	Е	F
South Dixie Highway	SW 184 Street to SW 112 Avenue	E	F
South Dixie Highway	SW 112 Avenue to SW 232 Street	E	F
SW 200 Street	East of HEFT/SR 821	F	F.
SW 112 Avenue	US-1 to SW 216 Street	С	F
SW 112 Avenue	SW 216 Street to SW 232 Street	D	E
SW 112 Avenue	SW 232 Street to SW 248 Street	D	F
HEFT/SR 821	SW 184/186 Street to US-1	F	В
HEFT/SR 821	US-1 to SW 200 Street	F	В
HEFT/SR 821	SW 200 Street to SW 216 Street	F	С
Source:	Miami-Dade County, Cathy	/ Sweetapple &	Associates

The level of service deficiencies experienced along US-1/South Dixie Highway will continue to exist into the future, given the function and importance of this corridor in providing regional connectivity to southwest Miami-Dade County. County officials are aggressively providing and studying transit alternatives, however these mobility alternatives take many years before they become usable transportation alternatives. The premium transit alternative for US-1 is a Priority IV long range transportation plan project with implementation targeted between the years 2021 to 2030 (see **Table 16** above). The existing and future traffic congestion experienced along US-1/South Dixie Highway will continue to remain a factor in the future development or redevelopment of property with the Goulds CRA study area.

Year 2025 level of service deficiencies are projected for portions of SW 200 Street and SW 112 Avenue indicating that the current street layout is not sufficient to accommodate future traffic demand. These two transportation facilities both provide direct access between US-1 and

					TABLE 15							
EXISTING	EXISTING AND PROJEC	IECTED YI	AR 2025	TED YEAR 2025 TRAFFIC CONDITIONS ON REGIONAL	O SNOILIGN	N REGION		(AREA R	STUDY AREA ROADWAYS - DAILY	DAILY		
	Ē			Zubsizou4 Daily		2004					2025	
Roadway Segments	Existing Lanes	Station	Adopted LOS	AADT/AWD T	2004 Dally Capacity	Daliy	ζ	2025 Lanes	2025 Daliy Volumes	2025 Dally Capacity	Dally LOS	VC
SOUTH DIXIE HIGHWAY												
SW 152 Street to SW 168 Street	6LD	FDOT-	臣	71,000	62,160		1.14	9FD	75,148	62,160		121
SW 168 Street to SW 184 Street -	3LOW	FDOT-	33	29,500	37,296	O	0.79	3LOW	29.109	37.296	Q	0.78
SW 168 Street to SW 184 Street -	3FOW	FDOT-	Ш	32,000	37,296	E	◎96′	3LOW	25,232	37.296	Q	0.68
SW 184 Street to SW 112 Avenue	GT9	FDOT-	EE	49,500	62,160	Ш	08'0	eLD	71.755	62,160	3.00 <b>H</b>	1.15
SW 112 Avenue to SW 232 Street	4LD	FDOT-	33	38,500	41,400	ш	. 0.93	40	46.086	41,400	L	1.1
SW 200 STREET												
West of US-1	4LD	0686-QM	۵	18,750	31,100	၁	09'0	4LD	25.784	31,100		0.83
East of HEFT	21	MD-9114	里	22,376	15,600	F	1.43	4LD	16,489	15,600	1	1.06
SW 211 STREET												
US-1 to HEFT	GT9	MD-9894	SUMA	21,010	49,200	ပ	0.43	5	25.076	49.200	ပ	0.51
SW 216 STREET												
SW 127 Avenue to US-1	72	MD-9898	_	8,530	14,600	0	0.58	21	12.697	14.600	D	0.87
US-1 to HEFT	2L/4L	9686-QM	Ω	23,180	31,100	2	0.75	21.74L	22,003	31,100	0	0.74
SW 220 STREET												
US-1 to SW 112 Avenue	2	MD-9904	٥	8,160	14,600	ာ	0.56	7	12,937	14,600	၁	0.89
BAILES ROAD												
US-1 to SW 112 Avenue	2F.	MD-9103	Ω	770	14,600	0	0.05	72	5,841	14.600	٥	0.40
SW 127 AVENUE												
SW 216 Street to US-1	꼬	0626-CIM	۵	4,310	14,600	0	0.30	72	7.473	14.600	O	0.51
SW 112 AVENUE						<b>医基础器</b>						
US-1 to SW 216 Street	4LD	FDOT-	SUMA	29,000	32,700	Ce	0.89	40	42,946	32,700		131
SW 216 Street to SW 232 Street	<del>1</del>	MD-9736	믭	26,470	41,400	OF DES	0.64	4LD	39,230	41,400	Ш	0.95
SW 232 Street to SW 248 Street	4LD	- - - -	SUMA	19,500	32,700	D	∞ 09:0	4LD	34,042	32,700		1.04
HEFT/SR 821					-21							
SW 152 Street to SW 184/186	8L EX	FDOT-	Δ	111,400	144,300		0.77	12L EX	107,928	221,100	8	0.49
SW 184/186 Street to US-1	4L EX	FDOT-	۵	84,200	67,200	F	1,25	10L EX	70,225	182,600	8	0.38
US-1 to SW 200 Street	4L EX	FDOT-	Δ	84 200	67,200	F	1.25	8L EX	75,856	144,300	8	0,53
SW 200 Street to SW 216 Street		FDOT-	Δ	84,200	67,200	· · · · ·	1.25	6L EX	77,806	105,800	၁	0.74
SW 216 Street to SW 112 Avenue	41. EX	FDOT.		42.900	67,200	C	0.64	4L EX	44,691	67,200	3	
				So	Source: Year 200	3 and 2004 t	raffic counts h	ave been ob	ained from FDC	Year 2003 and 2004 traffic counts have been obtained from FDOT and Miami-Dade County count stations	de County cou	int stations.
				Year 2025 traffic volumes have been obtained from the Year 2025 Traffic Forecasts from the 2025 Long Range Transportation Plan	volumes have be		from the Year	2025 Traffic	Forecasts from t	ne 2025 Long Ra	ange Transpol	tation Plan.
	u	Daily capacities	s are based u	capacities are based upon the 2002 FDOT Quality/LOS Handbook.	OT Quality/LOS		The adopted t	OS EE stand	lard reflects 120	The adopted LOS EE standard reflects 120% of the LOS E maximum service volume.	maximum serv	ice volume.
				IIIe ao	THE ADDREST LOS HE STANDARD RELIGIS THE LOS E MAXIMUM SERVICE VORTIME FROM THE 2002 FLICH QUAITY/LOS HANDBOOK	andaro relle	Sis the LOS E	maximum se	Nice volume from	1 the 2002 FDO	T Quality/LOS	Handbook.

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Florida's Turnpike, serving regional travel needs. SW 200 Street serves the Southland employment center at the north end of the study area, while SW 112 Avenue (as a half section line roadway) bisects the Goulds CRA study area providing critical access to the state system for the growing residential community to the south. These traffic forecasts indicate that the current roadway design will not be sufficient to prevent future traffic congestion, and that the current roadway design will aggravate traffic problems.

Existing level of service deficiencies exist on the Florida's Turnpike adjacent to the Goulds CRA study area. Freeway lane expansion is included as a Priority III long range transportation plan project with implementation targeted between the years 2016 to 2020 (see **Table 15** above). While level of service deficiencies will improve by the year 2025 after the completion of the turnpike improvements, the current roadway design will not be sufficient to accommodate traffic congestion over the next fifteen years for motorists seeking access to and from the CRA study area.

## Conclusion

The area of Goulds was found to exhibit sufficient blight conditions to warrant the formation of a CRA. As per the definition of slum and blight determinants set forth in Sec. 163.355 Florida Statutes, Goulds was found to have a substantial number of deteriorated or deteriorating structures in which conditions are leading to economic distress or which endanger life and property. Approximately 5% of the housing stock is in dilapidated or deteriorating condition. This large amount is a significant contributor to blight. Additionally, Goulds was also found to have additional factors contributing to blight.

One of these contributing factors is the presence in two instances of incompatible land uses that conflict with existing and future land use patterns and which impede additional investment in the area. In the northeast corner of the West Goulds sub-area, there are single family residences adjacent to industrial uses. Along S.W. 223<sup>rd</sup> Street from South Dixie Highway to S.W. 119<sup>th</sup> Avenue, as well as the residences along S.W. 119<sup>th</sup> Avenue in the vicinity are impacted by the presence, visibility, and noise of an open construction equipment storage. The existence of both these residential units in these areas devalues the residential uses. It is a contributing factor to blight in the vicinity.

There are also a number of obsolete units with respect to their size. Nearly 4% of the single family and multi-family housing inventory in Goulds is undersized and obsolete in the residential market. Small size is an impediment in today's market to attract new long-term buyers that will invest in the structure and keep it from deteriorating. Together with other factors, this amount of obsolete units contributes to blight in the area.

Unsanitary or unsafe conditions are another factor that contributes to blight. Vacant lots attract dumping and long-term maintenance problems. In addition, they may be a fire hazard, as well as attract vermin that create other health risks. Finally, they may contribute to higher crime due to the existence of large spaces that are hidden from view and not easily patrolled. Goulds has numerous vacant lots, particularly in three of its sub-districts.

- 1. In the Goulds Neighborhood there is a strong pattern of widely dispersed vacant lots distributed mostly in two sections. One is the area between SW 216<sup>th</sup> Street and SW 220<sup>th</sup> Street, west of the School. The second is south of 220<sup>th</sup> Street to SW 228<sup>th</sup> Street, and west of SW 119<sup>th</sup> Avenue. The large number of vacant lots is exacerbated by overgrown vegetation and dumping. The dumping consists of junked automobiles, boat hulls, furniture, and general trash.
- In the Agricultural Transitional Sub-Area, there is also a strong pattern of vacancy; however, consistent with the character of the area, much of the vacant land is comprised of large tracts. Overgrown vegetation and dumping are evident only in the section west of Colonial Drive (SW 117<sup>th</sup> Av.) from SW 224<sup>th</sup> Street to Bailes Road.
- 3. The West Goulds Sub-Area is also characterized by a strong pattern of widely dispersed vacant lots. The land here is almost entirely made up of small lots, many of which are vacant. The strong pattern of vacancy is probably the most significant factor devaluing this area, and impeding it from viability as a community.

These vacant lots and their dispersal throughout the community are a factor contributing to blight. Likely due to this, the area suffers from a trash and abandoned vehicle problem. The significant number of open code violations reflects the physical conditions of the area and impedes new economic development and investment in the community.

The geography and layout of the transportation facilities around the area have each had their own effect upon Goulds. While providing regional transportation services, Florida's Turnpike has created a wall which extends along the eastern side of the three mile study area. Access into and out of Goulds (to and from the east) can only occur four locations using the turnpike interchanges or underpasses built into the system. The US-1/South Dixie Highway corridor, together with the Miami-Dade County Busway (under construction within the limits of the CRA study area), promotes regional vehicular and transit connectivity, but does so at the expense of local connectivity to properties adjacent to the Busway and US-1.

For those commercial properties located immediately to the west of US-1 which abut the Busway, a variety of frontage road and driveway access solutions have been employed to maintain visibility and connectivity for those commercial parcels. Each access solution is different, making it difficult for the motorist to anticipate how to properly access the commercial parcels. Access across the Busway (leading into and out of the CRA study area) will provide additional challenges as the Busway extension nears completion, and redevelopment opportunities arise. The awkward layout may be an impediment to development in this area.

The economic conditions of the residents also indicate the level of economic distress of the area. The median household income in Goulds is \$23,885, which is less than 66% of the countywide median income. In light of the fact that Miami-Dade County, with its \$35,955 median household income, is considered one of the poorest major metropolitan areas nationwide, Goulds residents are among the poorest in a poor area. Over 30% of the households in the proposed CRA were living in poverty including in excess of 39% in 3 of the 5 Census Block Groups profiled. Countywide, 18.1% of households were living in poverty.

The Goulds area exhibits sufficient factors to be designated an area of blight, and as a result, is recommended to be designated a CRA. The condition of numerous structures within its boundaries, the large amount of vacant parcels and obsolete residential units, and the socio-economic characteristics of all the residents contribute to this recommendation. The creation of a CRA and its Community Redevelopment Agency will serve to improve the condition of this blighted area. It will help to improve the living conditions of the residents and help to encourage much needed economic development in the area.

Appendix A Open Code Violations

306007000241         Animals - Code Violations           3060070000241         Multi Fairnity Use           3060070000241         Animals - Code Violations           3060070000241         Multi Fairnity Uses           3060070000231         Multi Fairnity Uses           3060070000323         Griffi Gill           3060070000334         Failure to obtain zoning per           3060070000334         Failure to obtain zoning per           3060070000354         ROW/Private Property Aba           3060070000355         ROW/Private Property Aba           3060070000356         ROW/Private Property Aba           3060070000357         ROW/Private Property Aba           3060070020080         Junk/Trash/Overgrowth on           3060070020090         Junk/Trash/Overgrowth on           3060070020090         Junk/Trash/Overgrowth on           3060070020090         Junk/Trash/Overgrowth on           3060180000000         Junk/Trash/Overgrowth on           3060180000000         Junk/Trash/Overgrowth on           3060180000000         Junk/Trash/Overgrowth on           3060180001019         Recreational Vehicle/Carny           306018001019         Row/Private Property Aba           306018001019         Row/Private Property Aba           306018001019	roperty milt roperty milt roperty milt roperty molt roperty milt roperty molt roperty molt roperty molt roperty molt molt property/Vehicle undoned Property/Vehicle unimproved/improved Prop Unimpro	21320 SW 112 AVE 20462 S Dixie Highway 20400 S Dixie Highway 20302 S Dixie Highway 10800 SW 211 ST 10801 SW 211 ST 10871 Caribbean Blvd. 11311 SW 220 ST 11351 SW 224 ST 22322 SW 116 AVE 22322 SW 116 AVE 22322 SW 116 AVE 22322 SW 116 AVE 22232 SW 116 AVE 22120 SW 115 CT 22120 SW 115 CT 22120 SW 115 CT 22120 SW 216 ST NO ADDRESS	7/6/2005 7/6/2005 7/6/2005 7/6/2005 7/6/2005 7/6/2005 7/6/2005 7/6/2005 7/6/2005 7/6/2005 7/6/2005 7/6/2005 7/6/2005 6/2/2004 6/2/2004 6/2/2/2004 6/2/2/2004 6/2/2/2/2004 6/2/2/2/2004 6/2/2/2/2004 6/2/2/2/2004 6/2/2/2/2004 6/2/2/2/2004 6/2/2/2/2004 6/2/2/2/2004 6/2/2/2/2004 6/2/2/2/2004 6/2/2/2/2004 6/2/2/2/2004 6/2/2/2/2004 6/2/2/2/2004 6/2/2/2/2004 6/2/2/2/2004 6/2/2/2/2004 6/2/2/2/2/2/2/2/2/2/2/2/2/2/2/2/2/2/2/2	Intake Case staff transfer Case location move Case staff transfer Case staff transfer Intake
3060070000241         Multi Family Use           3060070000332         Outside Business Uses – U           3060070000334         Sign Violation on Private P           3060070000334         Failure to obtain zoning per           3060070000334         Failure to obtain zoning per           3060070000351         ROW/Private Property Abs           3060070000551         ROW/Private Property Abs           3060070000300         Junk/Trash/Overgrowth on           3060070002009         Junk/Trash/Overgrowth on           3060070002009         Junk/Trash/Overgrowth on           3060070020090         Junk/Trash/Overgrowth on           3060070020090         Junk/Trash/Overgrowth on           3060070020090         Junk/Trash/Overgrowth on           306007020090         Junk/Trash/Overgrowth on           3060180000000         Junk/Trash/Overgrowth on           306018000000         Junk/Trash/Overgrowth on           30601800010140         Recreational Vehicle/Camp           3060180010190         ROW/Private Property Abs           3060180010190         ROW/Private Property Abs           3060180010190         ROW/Private Property Abs           3060180010201         Junk/Trash/Overgrowth on           3060180010201         Junk/Trash/Overgrowth on	roperty milt roperty milt roperty milt roperty molt roperty milt roperty molt roperty molt roperty molt roperty molt molt property/Vehicle undoned Property/Vehicle unimproved/improved Prop Unimpro	21320 SW 112 AVE 20462 S Dixie Highway 20402 S Dixie Highway 20302 S Dixie Highway 20302 S Dixie Highway 20302 S Dixie Highway 20302 S Dixie Highway 10800 SW 211 ST 10800 SW 211 ST 10800 SW 211 ST NO ADDRESS	7/6/2005 7/6/2005 7/6/2005 7/6/2005 2/26/2003 6/13/2005 6/23/2005 6/23/2005 6/23/2005 6/23/2005 6/23/2005 6/23/2005 6/23/2005 6/23/2005 6/23/2005 6/23/2005 6/23/2005 6/23/2005 6/23/2005 6/23/2005 6/23/2005 6/23/2005 6/23/2005 6/23/2004 6/2005 6/20	Intake  Case staff transfer Intake
0600700003320         Graffiti           0500700003341         Sign Violation on Private P           0500700003343         Sign Violation on Private P           05007000003344         Failure to obtain zoning per           0500700000345         Sign Violation on Private P           0500700000551         RCW/Private Property Aba           050070000051         RCW/Private Property Aba           050070000050         Junk/Trash/Overgrowth on           050070020090         Junk/Trash/Overgrowth on           050180010140         Recreational Vehicle/Camp           050180010190         RCW/Private Property Aba           060180010190         RCW/Private Property Aba           0601800101010 <td>roperty milt roperty milt roperty milt roperty molt roperty milt roperty molt roperty molt roperty molt roperty molt molt property/Vehicle undoned Property/Vehicle unimproved/improved Prop Unimpro</td> <td>20400 S Dixie Highway 20302 S Dixie Highway 20302 S Dixie Highway 20302 S Dixie Highway 20302 S Dixie Highway 10800 SW 211 ST 10800 SW 211 ST 10800 SW 211 ST NO ADDRESS NO ADDRESS NO ADDRESS NO ADDRESS 20302 S DIXIE HWY 10871 Caribbean Blvd. 11311 SW 220 ST 11311 SW 220 ST 11311 SW 220 ST 11311 SW 224 ST 22322 SW 116 AVE 22322 SW 116 AVE 22322 SW 116 AVE 22322 SW 116 AVE 22322 SW 116 CT 22120 SW 115 CT 11000 SW 216 ST 11000 SW 216 ST 11000 SW 216 ST NO ADDRESS NO ADDRESS</td> <td>228/2003 6/13/2005 6/22/2005 6/22/2005 6/22/2005 6/22/2005 6/22/2005 6/22/2005 6/22/2005 6/22/2005 6/22/2005 6/22/2005 6/22/2005 6/22/2005 6/22/2005 6/22/2005 6/22/2005 6/2006 6/2005 6/2006 6/2005 6/2006 6/2005 6/2006 6</td> <td>Case staff transfer Case staff transfer Case staff transfer Intake Case staff transfer Personal Contact Personal Contact Personal Contact Personal Intake Personal Contact Insi Inspection Additional Information from NCO Additional Information from NCO Remediation Complete Intake Intake Intake Intake Intake Personal Contact Personal Contact Personal Contact Remediation Complete Remediation Com</td>	roperty milt roperty milt roperty milt roperty molt roperty milt roperty molt roperty molt roperty molt roperty molt molt property/Vehicle undoned Property/Vehicle unimproved/improved Prop Unimpro	20400 S Dixie Highway 20302 S Dixie Highway 20302 S Dixie Highway 20302 S Dixie Highway 20302 S Dixie Highway 10800 SW 211 ST 10800 SW 211 ST 10800 SW 211 ST NO ADDRESS NO ADDRESS NO ADDRESS NO ADDRESS 20302 S DIXIE HWY 10871 Caribbean Blvd. 11311 SW 220 ST 11311 SW 220 ST 11311 SW 220 ST 11311 SW 224 ST 22322 SW 116 AVE 22322 SW 116 AVE 22322 SW 116 AVE 22322 SW 116 AVE 22322 SW 116 CT 22120 SW 115 CT 11000 SW 216 ST 11000 SW 216 ST 11000 SW 216 ST NO ADDRESS	228/2003 6/13/2005 6/22/2005 6/22/2005 6/22/2005 6/22/2005 6/22/2005 6/22/2005 6/22/2005 6/22/2005 6/22/2005 6/22/2005 6/22/2005 6/22/2005 6/22/2005 6/22/2005 6/22/2005 6/2006 6/2005 6/2006 6/2005 6/2006 6/2005 6/2006 6	Case staff transfer Case staff transfer Case staff transfer Intake Case staff transfer Personal Contact Personal Contact Personal Contact Personal Intake Personal Contact Insi Inspection Additional Information from NCO Additional Information from NCO Remediation Complete Intake Intake Intake Intake Intake Personal Contact Personal Contact Personal Contact Remediation Complete Remediation Com
080070000334         Sign Violation on Private P 080070000334           080070000334         Failure to obtain zoning per 1080070000334           080070000351         Failure to obtain zoning per 1080070000351           080070000351         ROW/Private Property Aba 080070002036           080070000361         ROW/Private Property Aba 080070020080           0800700020380         Junk/Trash/Overgrowth on 080070020080           080070020390         Junk/Trash/Overgrowth on 080070020030           080070020390         Junk/Trash/Overgrowth on 080070025030           080070020300         Junk/Trash/Overgrowth on 080070025030           08007002000         Junk/Trash/Overgrowth on 080018000000           080180000101         Junk/Trash/Overgrowth on 0801800010190           080180010140         Recreational Vehicle/Camp 080180010190           080180010190         ROW/Private Property Aba 080180010190           080180010140         Junk/Trash/Overgrowth on 080180003030           080180010440         Junk/Trash/Overgrowth on 08018003030           080180010440         Junk/Trash/Overgrowth on 08018003030           080180010440         Junk/Trash/Overgrowth on 08018003030           080180030410         Junk/Trash/Overgrowth on 080180030410           080180030410         Junk/Trash/Overgrowth on 080180030410           080180030410         Junk/	mit roperty mit roperty ndoned Property/Vehicle ndoned Property/Vehicle ndoned Property/Vehicle Unimproved/Improved Prop	20202 S Dixie Highway	6/13/2005 6/22/2004 6/22/2/2004 6/22/2/2/2/2/2/2/2/2/2/2/2/2/2/2/2/2/2/	Case staff transfer Case staff transfer Case staff transfer Intake Case staff transfer Personal Contact Personal Contact Personal Contact Personal Intake Personal Contact Insi Inspection Additional Information from NCO Additional Information from NCO Remediation Complete Intake Intake Intake Intake Intake Personal Contact Personal Contact Personal Contact Remediation Complete Remediation Com
060070000344         Sign Violation on Private Property Abs           060070000551         RCW/Private Property Abs           060070000550         Junk/Trash/Overgrowth on           060070002080         Junk/Trash/Overgrowth on           060070002080         Junk/Trash/Overgrowth on           060070020300         Junk/Trash/Overgrowth on           060070020300         Junk/Trash/Overgrowth on           060070020301         Junk/Trash/Overgrowth on           060070025030         Junk/Trash/Overgrowth on           060180000200         Junk/Trash/Overgrowth on           060180000200         Junk/Trash/Overgrowth on           0601800010140         Recreational Vehicle/Camp           060180010190         ROW/Private Property Aba           060180010190         ROW/Private Property Aba           060180010190         ROW/Private Property Aba           060180010190         ROW/Private Property Aba           060180010210         Junk/Trash/Overgrowth on           060180010300         Junk/Trash/Overgrowth on           060180030030         Junk/Trash/Overgrowth on           060180030303         Junk/Trash/Overgrowth on           060180030300         Junk/Trash/Overgrowth on           060180030301         Junk/Trash/Overgrowth on           06018	roperty Indende Property/Vehicle Indoned Property/Vehicle Unimproved/Improved Prop Unimproved/Im	20322 S Divle Highway 10800 SW 211 ST 10800 S DIXIE HWY 1087 Caribbean Blvd. 11311 SW 220 ST 11311 SW 220 ST 11311 SW 220 ST 11311 SW 220 ST 11351 SW 224 ST 123322 SW 16 AVE 22332 SW 16 AVE 22332 SW 16 AVE 22332 SW 16 AVE 22332 SW 116 AVE 22120 SW 115 CT 11000 SW 216 ST NO ADDRESS	6/22/2005 6/23/2005 6/23/2005 6/23/2005 6/23/2005 6/23/2005 6/23/2005 6/23/2005 6/23/2005 6/23/2005 6/23/2005 6/23/2005 6/23/2005 6/23/2005 6/23/2004 7/1/2004 7/1/2004 7/1/2004 7/1/2004 7/1/2004 6/2005 6/2006 6/2005 6/2005 6/2005 6/2006 6/2005 6/2006 6/2005 6/2006 6/2005 6/2006 6/2005 6/2006 6/2005 6/2006 6/2	Case staff transfer Case staff transfer Case staff transfer Intake Case staff transfer Personal Contact Personal Contact Personal Contact Personal Contact First Inspection Additional Information from NCO Additional Information from NCO Remediation Complete Remediation Complete Remediation Complete Renediation Complete Renediation Complete Remediation Complete Intake Intake Personal Contact Personal Contact Personal Contact Compliance Inspection Compliance Inspection Compliance Inspection Personal Contact Personal Contact Remediation Complete Remedia
050070020551         ROW/Private Property Aba 050070020080           050070020080         Junk/Trash/Overgrowth on 050070020090           050070020080         Junk/Trash/Overgrowth on 050070020090           050070020090         Junk/Trash/Overgrowth on 050070020090           050070020090         Junk/Trash/Overgrowth on 050070020030           050070020090         Junk/Trash/Overgrowth on 050160000200           050160000200         Junk/Trash/Overgrowth on 050160000200           050160000200         Junk/Trash/Overgrowth on 0501600010190           050160010190         Recreational Vehicle/Camp 050160010190           050160010190         ROW/Private Property Aba 050180010190           050160010190         ROW/Private Property Aba 050180010190           050180010190         Junk/Trash/Overgrowth on 05018001001010           050180010190         Junk/Trash/Overgrowth on 05018003000000           050180010190         Junk/Trash/Overgrowth on 050180030000           050180003000         Junk/Trash/Overgrowth on 05018003000           050180030000         Junk/Trash/Overgrowth on 05018003000           05018003000         Junk/Trash/Overgrowth on 05018003000           05018003000         Junk/Trash/Overgrowth on 05018003000           05018003000         Junk/Trash/Overgrowth on 05018003000           05018003000         Junk/Trash/Overgrowt	undoned Property/Vehicle Unimproved/Improved Prop Unimproved/Improved P	10800 SW 211 ST	6/23/2005 5/14/2005 5/14/2005 5/14/2005 5/14/2005 5/14/2005 5/14/2005 5/14/2005 5/14/2005 5/14/2005 6/13/2005 6/13/2005 6/13/2005 7/1/2004 7/1/2004 3/30/2004 3/30/2004 3/30/2004 3/30/2005 3/2/2005 3/2/2005 3/2/2005 3/2/2004 4/19/2004 4/19/2004 4/19/2004 1/1/2/2004	Case staff transfer Intake Intake Intake Intake Intake Intake Intake Case staff transfer Personal Contact First Inspection Additional Information from NCO Additional Information from NCO Remediation Complete Renediation Complete Renediation Complete Renediation Complete Remediation Complete Remediation Complete Remediation Complete Remediation Complete Remediation Complete Personal Contact Personal Contact Personal Contact Personal Contact Personal Contact Remediation Complete
080070020080         Junk/Trash/Overgrowth on 080070020090           Junk/Trash/Overgrowth on 080070020090         Junk/Trash/Overgrowth on 080070020090           Junk/Trash/Overgrowth on 080070020090         Junk/Trash/Overgrowth on 08007025030           Junk/Trash/Overgrowth on 08007025030         Junk/Trash/Overgrowth on 08007025030           Junk/Trash/Overgrowth on 08018000200         Junk/Trash/Overgrowth on 0801800010140           OS01800010140         Recreational Vehicle/Camp 080180010190           ROS0180010190         ROW/Private Property Abs 080180010190           ROS0180010190         ROW/Private Property Abs 080180010190           Junk/Trash/Overgrowth on 080180010210         Junk/Trash/Overgrowth on 08018003030           Junk/Trash/Overgrowth on 08018003030         Junk/Trash/Overgrowth on 08018003030           Junk/Trash/Overgrowth on 08018003030         Junk/Trash/Overgrowth on 08018003030           Junk/Trash/Overgrowth on 080180030400         Junk/Trash/Overgrowth on 080180030400           Junk/Trash/Overgrowth on 080180030410         Junk/Trash/Overgrowth on 080180030400           Junk/Trash/Overgrowth on 080180030400         Junk/Trash/Overgrowth on 080180030400           Junk/Trash/Overgrowth on 080180030400         Junk/Trash/Overgrowth on 080180031400           Junk/Trash/Overgrowth on 080180031500         Junk/Trash/Overgrowth on 080180031500           Junk/Trash/Overgrowth on 080180031500         Junk/Tra	Unimproved/Improved Prop Unimproved/Improved P	NO ADDRESS	5/14/2005 5/14/2005 5/14/2005 5/14/2005 5/14/2005 5/14/2005 5/14/2005 6/13/2005 6/13/2005 6/13/2005 6/13/2005 6/13/2005 6/13/2004 3/30/2004 3/30/2004 6/8/2005 6/8/2006 1/1/2/2004 1/1/2/2004 1/1/2/2004 1/1/2/2/2004	Intake Intake Intake Intake Intake Intake Intake Case staff transfer Personal Contact Personal Contact Personal Contact First Inspection First Inspection Additional Information from NCO Additional Information from NCO Remediation Complete Remediation Complete Remediation Complete Re-inspection Renediation Complete Re-inspection Remediation Complete Remediation Complete Remediation Complete Intake Personal Contact Personal Contact Remediation Complete Personal Contact Remediation Complete Personal Contact Personal Contact Compliance Inspection Personal Contact Remediation Complete Remediatio
060070020090         Junk/Trash/Overgrowth on           060070020090         Junk/Trash/Overgrowth on           060070020090         Junk/Trash/Overgrowth on           060070020000         Junk/Trash/Overgrowth on           060070020000         Junk/Trash/Overgrowth on           060180000200         Junk/Trash/Overgrowth on           06018000101401         Recreational Vehicle/Camp           06018000101401         Recreational Vehicle/Camp           06018000101401         Recreational Vehicle/Camp           06018000101401         Rewind Property Aba           0601800101901         ROW/Private Property Aba           060180010101         Junk/Trash/Overgrowth on           060180010100         Junk/Trash/Overgrowth on           060180010100         Junk/Trash/Overgrowth on           060180030030         Junk/Trash/Overgrowth on           060180030030         Junk/Trash/Overgrowth on           060180030030         Junk/Trash/Overgrowth on           060180030410         Junk/Trash/Overgrowth on           060180030410 </td <td>Unimproved/Improved Prop Unimproved/Improved P</td> <td>NO ADDRESS 20920 S DIXIE HWY 10877 Caribbean Blvd. 11311 SW 220 ST 11311 SW 220 ST 11311 SW 220 ST 11551 SW 224 ST 123322 SW 116 AVE 22322 SW 116 AVE 22120 SW 115 CT  11000 SW 216 ST 11000 SW 216 ST NO ADDRESS NO ADDRESS</td> <td>5/14/2005 5/14/2005 5/14/2005 6/13/2005 6/13/2005 8/16/2005 8/16/2005 7/1/2004 7/1/2004 3/30/2004 3/30/2004 3/30/2004 3/30/2004 3/30/2005 6/8/2005 3/2/2005 3/2/2005 3/2/2005 3/2/2005 3/2/2005 3/2/2005 4/19/2004 4/19/2004 4/19/2004 4/19/2004 4/19/2004 4/19/2004 11/2/2004 11/2/2/2004</td> <td>Intake Intake Intake Intake Case staff transfer Personal Contact Personal Contact Personal Contact Personal Contact Personal Contact Personal Contact First Inspection First Inspection Additional Information from NCO Additional Information from NCO Remediation Complete Remediation Complete Remediation Complete Remediation Complete Remediation Complete Intake Intake</td>	Unimproved/Improved Prop Unimproved/Improved P	NO ADDRESS 20920 S DIXIE HWY 10877 Caribbean Blvd. 11311 SW 220 ST 11311 SW 220 ST 11311 SW 220 ST 11551 SW 224 ST 123322 SW 116 AVE 22322 SW 116 AVE 22120 SW 115 CT  11000 SW 216 ST 11000 SW 216 ST NO ADDRESS	5/14/2005 5/14/2005 5/14/2005 6/13/2005 6/13/2005 8/16/2005 8/16/2005 7/1/2004 7/1/2004 3/30/2004 3/30/2004 3/30/2004 3/30/2004 3/30/2005 6/8/2005 3/2/2005 3/2/2005 3/2/2005 3/2/2005 3/2/2005 3/2/2005 4/19/2004 4/19/2004 4/19/2004 4/19/2004 4/19/2004 4/19/2004 11/2/2004 11/2/2/2004	Intake Intake Intake Intake Case staff transfer Personal Contact Personal Contact Personal Contact Personal Contact Personal Contact Personal Contact First Inspection First Inspection Additional Information from NCO Additional Information from NCO Remediation Complete Remediation Complete Remediation Complete Remediation Complete Remediation Complete Intake
08007050540         Junk/Trash/Overgrowth on 08007025030           08007025030         Junk/Trash/Overgrowth on 080180000200           Junk/Trash/Overgrowth on 080180000200         Junk/Trash/Overgrowth on 080180000000           Junk/Trash/Overgrowth on 080180010140         Recreational Vehicle/Camp 080180010190           ROW/Private Property Abs 080180010190         ROW/Private Property Abs 080180010190           ROW/Private Property Abs 080180010190         Junk/Trash/Overgrowth on 080180000210           080180010101         Junk/Trash/Overgrowth on 080180000303           080180010210         Junk/Trash/Overgrowth on 080180030230           080180030303         Junk/Trash/Overgrowth on 080180030220           080180030220         Junk/Trash/Overgrowth on 080180030220           080180030220         Junk/Trash/Overgrowth on 080180030240           080180030200         Junk/Trash/Overgrowth on 080180030410           080180030410         Junk/Trash/Overgrowth on 080180030400           080180030400         Junk/Trash/Overgrowth on 080180030800           0801800303020         Junk/Trash/Overgrowth on 080180030820           0801800303020         Junk/Trash/Overgrowth on 080180031330           080180031330         Junk/Trash/Overgrowth on 080180031330           080180031330         Junk/Trash/Overgrowth on 080180031330           080180031330         Junk/Trash/Overgrowth	Unimproved/Improved Prop	20920 S DIXIE HWY 10871 Caribbean Blvd. 11311 SW 220 ST 11311 SW 220 ST 11311 SW 220 ST 11311 SW 224 ST 22322 SW 116 AVE 22322 SW 116 AVE 22322 SW 116 AVE 22322 SW 116 AVE 22120 SW 115 CT 22120 SW 115 CT 22120 SW 115 CT 11000 SW 216 ST NO ADDRESS	6/13/2005 8/16/2005 8/16/2005 77/12/04 77/12/04 77/12/04 77/12/04 3/30/2004 6/8/2005 6/8/2005 3/2/2005 3/2/2005 3/2/2006 6/8/2005 6/8/2005 6/8/2005 6/8/2005 1/2/2004 1/19/2004 4/19/2004 4/19/2004 4/19/2004 4/19/2004 1/1/2/2004 1/1/2/2004 1/1/2/2004 1/1/2/2004 1/1/2/2/2004	Case staff transfer Personal Contact Personal Contact Personal Contact Personal Contact Personal Contact Personal Contact First Inspection Additional Information from NCO Additional Information from NCO Remediation Complete Renediation Complete Renediation Complete Renediation Complete Remediation Complete Intake Intake Intake Intake Personal Contact Personal Contact Remediation Complete
660180000200         Junk/Trash/Overgrowth on           660180000200         Junk/Trash/Overgrowth on           660180000200         Junk/Trash/Overgrowth on           660180010140         Recreational Vehicle/Camp           660180010140         Recreational Vehicle/Camp           660180010190         ROW/Private Property Aba           660180010190         ROW/Private Property Aba           660180010210         Junk/Trash/Overgrowth on           660180010210         Junk/Trash/Overgrowth on           660180010210         Junk/Trash/Overgrowth on           660180010210         Junk/Trash/Overgrowth on           660180030030         Junk/Trash/Overgrowth on           660180030020         Junk/Trash/Overgrowth on           660180030220         Junk/Trash/Overgrowth on           660180030220         Junk/Trash/Overgrowth on           660180030460         Junk/Trash/Overgrowth on           660180030320         Junk/Trash/Overgrowth on           660180030320         Junk/Trash/Overgrowth on           660180033220	Unimproved/Improved Prop Unimproved/Improved Prop Unimproved/Improved Prop Ing Equipment Storage Indoned Property/Vehicle Unimproved/Improved Prop	11311 SW 220 ST 11311 SW 220 ST 11311 SW 220 ST 11551 SW 224 ST 11551 SW 224 ST 12322 SW 116 AVE 22322 SW 116 AVE 22322 SW 116 AVE 22120 SW 116 CT 22120 SW 115 CT 11000 SW 216 ST 11000 SW 216 ST NO ADDRESS	7/1/2004 7/1/2004 7/1/2004 7/1/2004 3/30/2004 3/30/2004 3/30/2004 6/8/2005 6/8/2005 3/2/2005 3/2/2005 8/28/2004 8/28/2004 4/19/2004 4/19/2004 4/19/2004 4/19/2004 1/1/2/2004 11/2/2/2004	Personal Contact Personal Contact Personal Contact First Inspection First Inspection Additional Information from NCO Additional Information from NCO Additional Information from NCO Remediation Complete Re-inspection Re-inspection Re-inspection Remediation Complete Remediation Complete Intake Intake Intake Intake Intake Intake Personal Contact Personal Contact Personal Contact Personal Contact Remediation Complete Remediation Complete Personal Contact Personal Contact Personal Contact Personal Contact Remediation Complete
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080180030820         Junk/Trash/Overgrowth on 080180031240           080180031240         Junk/Trash/Overgrowth on 080180031240           080180031330         Junk/Trash/Overgrowth on 080180031330           080180031360         Junk/Trash/Overgrowth on 080180031360           080180031360         Junk/Trash/Overgrowth on 080180031360           0801800313430         Junk/Trash/Overgrowth on 0801800313430           080180031430         Junk/Trash/Overgrowth on 080180031500           080180031500         Junk/Trash/Overgrowth on 080180031500           080180031501         Junk/Trash/Overgrowth on 080180031500           080180031502         Junk/Trash/Overgrowth on 080180031501           080180031503         Junk/Trash/Overgrowth on 080180031520           080180031504         Junk/Trash/Overgrowth on 080180020120           080180021505         Junk/Trash/Overgrowth on 08018020130           08018020140         Junk/Trash/Overgrowth on 080180220190           080180220190         Junk/Trash/Overgrowth on 080180220190           080180220190         Junk/Trash/Overgrowth on 080180220190           080180220190         Junk/Trash/Overgrowth on 080120000200           080180220190         Junk/Trash/Overgrowth on 080120000200           080180220190         Junk/Trash/Overgrowth on 080120000200           080120000200         ROW/Private Prope	Unimproved/Improved Prop	NO ADDRESS	8/3/2005 11/22/2004 11/22/2004 11/22/2004 11/22/2004 11/22/2004 11/22/2004 11/22/2004 11/22/2004 11/22/2004 11/22/2004 11/22/2004 11/22/2004 12/22/2004	Compliance Inspection Personal Contact Personal Contact Remediation Complete Personal Contact Personal Contact Personal Contact Personal Contact Personal Contact
080180031240         Junk/Trash/Overgrowth on 080180031350           080180031350         Junk/Trash/Overgrowth on 080180031350           080180031350         Junk/Trash/Overgrowth on 080180031380           080180031330         Junk/Trash/Overgrowth on 080180031430           080180031430         Junk/Trash/Overgrowth on 080180031430           080180031430         Junk/Trash/Overgrowth on 080180031500           080180031510         Junk/Trash/Overgrowth on 080180031501           080180031510         Junk/Trash/Overgrowth on 080180031520           080180031510         Junk/Trash/Overgrowth on 080180031520           080180031520         Junk/Trash/Overgrowth on 080180031520           080180031520         Junk/Trash/Overgrowth on 08018020190           08018020190         Junk/Trash/Overgrowth on 080180220190           08018020191         Junk/Trash/Overgrowth on 080180220190           08018020192         Junk/Trash/Overgrowth on 08018020140           08018020193         Junk/Trash/Overgrowth on 08018020140           08018020194         Junk/Trash/Overgrowth on 08018020140           08018020195         Junk/Trash/Overgrowth on 08018020140           08018020196         Junk/Trash/Overgrowth on 08012000020           08011000000         Junk/Trash/Overgrowth on 08012000020           080120000000         ROW/Private Property Absom 12000	Unimproved/Improved Prop	NO ADDRESS 10800 SW 219 ST	11/22/2004 11/22/2004 11/22/2004 11/22/2004 11/22/2004 11/22/2004 11/22/2004 11/22/2004 11/22/2004 11/22/2004 12/2/2004	Personal Contact Remediation Complete Personal Contact Personal Contact Personal Contact
D80180031360         Junk/Trash/Overgrowth on D80180031360           Junk/Trash/Overgrowth on D80180031360         Junk/Trash/Overgrowth on D80180031360           Junk/Trash/Overgrowth on D80180031360         Junk/Trash/Overgrowth on D80180031300           Junk/Trash/Overgrowth on D80180031500         Junk/Trash/Overgrowth on D80180031510           Junk/Trash/Overgrowth on D80180031510         Junk/Trash/Overgrowth on D80180031510           Junk/Trash/Overgrowth on D80180031510         Junk/Trash/Overgrowth on D80180031510           Junk/Trash/Overgrowth on D80180031520         Junk/Trash/Overgrowth on D80180040820           Junk/Trash/Overgrowth on D80180040820         Junk/Trash/Overgrowth on D80180040820           Junk/Trash/Overgrowth on D8018020190         Junk/Trash/Overgrowth on D8018020190           Junk/Trash/Overgrowth on D8018020190         Junk/Trash/Overgrowth on D8018020190           Junk/Trash/Overgrowth on D8018020190         Junk/Trash/Overgrowth on D8018020190           Junk/Trash/Overgrowth on D8018000200         Junk/Trash/Overgrowth on D8018000200           Junk/Trash/Overgrowth on D80120000260         Junk/Trash/Overgrowth on D80120000260           Junk/Trash/Overgrowth on D80120000260         Junk/Trash/Overgrowth on D80120000260           Junk/Trash/Overgrowth on D80120000260         ROW/Private Property About D801200000000           Junk/Trash/Overgrowth on D801200000000000000000000000000000000000	Unimproved/Improved Prop	NO ADDRESS 10800 SW 219 ST	11/22/2004 11/22/2004 11/22/2004 11/22/2004 11/22/2004 11/22/2004 11/22/2004 11/22/2004 12/2/2004 12/2/2004	Remediation Complete Remediation Complete Remediation Complete Remediation Complete Remediation Complete Remediation Complete Personal Contact Personal Contact Personal Contact Personal Contact Personal Contact
060180031380         Junk/Trash/Overgrowth on D80180031380           080180031380         Junk/Trash/Overgrowth on D80180031430           050180031430         Junk/Trash/Overgrowth on D80180031430           050180031430         Junk/Trash/Overgrowth on D80180031500           050180031500         Junk/Trash/Overgrowth on D80180031500           050180031510         Junk/Trash/Overgrowth on D80180031520           050180031520         Junk/Trash/Overgrowth on D80180031520           050180031520         Junk/Trash/Overgrowth on D80180031520           050180031520         Junk/Trash/Overgrowth on D80180220190           050180031520         Junk/Trash/Overgrowth on D80180220190           050180031520         Junk/Trash/Overgrowth on D80180220190           050180040820         Junk/Trash/Overgrowth on D80180220190           050180230140         Fence, hedge, tower, MAS D60180230140           050180230140         Fence, hedge, tower, MAS D60180230140           050180230140         Fence, hedge, tower, MAS D601802300250           050180200250         Junk/Trash/Overgrowth on D69120000250           069120000250         ROW/Private Property Abs D69120000250           069120000250         ROW/Private Property Abs D69120010430           069120010430         Minimum Housing Mainter D69120010440           069120010440         Junk/Trash/Overgr	Unimproved/Improved Prop	NO ADDRESS 10600 SW 219 ST	11/22/2004 11/22/2004 11/22/2004 11/22/2004 11/22/2004 11/22/2004 11/22/2004 11/22/2004 11/22/2004	Remediation Complete Remediation Complete Remediation Complete Remediation Complete Remediation Complete Personal Contact Personal Contact Personal Contact Personal Contact
060180031430         Junk/Trash/Overgrowth on 060180031430           060180031430         Junk/Trash/Overgrowth on 060180031500           080180031500         Junk/Trash/Overgrowth on 060180031500           080180031510         Junk/Trash/Overgrowth on 060180031510           080180031510         Junk/Trash/Overgrowth on 060180031520           080180031520         Junk/Trash/Overgrowth on 060180040820           080180031520         Junk/Trash/Overgrowth on 060180040820           080180040820         Junk/Trash/Overgrowth on 060180020190           08018020190         Junk/Trash/Overgrowth on 0601802020190           080180220190         Junk/Trash/Overgrowth on 060180203140           08018020140         Fence, hedge, tower, MAS 060180203140           080180203140         Fence, hedge, tower, MAS 060180203140           080180203140         Junk/Trash/Overgrowth on 06912000020           089110060400         Junk/Trash/Overgrowth on 06912000020           089120000200         Junk/Trash/Overgrowth on 06912000020           089120000200         ROW/Private Property Abs 069120010430           0891200010400         Junk/Trash/Overgrowth on 069120010440           089120010440         Junk/Trash/Overgrowth on 069120010440           089120010440         Junk/Trash/Overgrowth on 069120040720           0891200104700         Junk/Trash/Overgrow	Unimproved/Improved Prop	NO ADDRESS NO ADDRESS NO ADDRESS NO ADDRESS NO ADDRESS NO ADDRESS 10800 SW 219 ST	11/22/2004 11/22/2004 11/22/2004 11/22/2004 11/22/2004 11/22/2004 11/22/2004	Remediation Complete Remediation Complete Personal Contact Personal Contact Personal Contact Personal Contact
060180031500         Junk/Trash/Overgrowth on 080180031500           080180031501         Junk/Trash/Overgrowth on 080180031510           060180031510         Junk/Trash/Overgrowth on 080180031510           060180031510         Junk/Trash/Overgrowth on 080180031520           060180031520         Junk/Trash/Overgrowth on 0801800316320           06018004820         Junk/Trash/Overgrowth on 080180020190           06018004820         Junk/Trash/Overgrowth on 080180220190           060180230140         Fence, hedge, Lower, MAS 060180220140           060180230140         Fence, hedge, Lower, MAS 060180220180           060180230140         Fence, hedge, Lower, MAS 060180220180           060180230140         Fence, hedge, Lower, MAS 060180260180           060180220190         Junk/Trash/Overgrowth on 069120000260           Junk/Trash/Overgrowth on 069120000260         Junk/Trash/Overgrowth on 069120000260           OS9120000260         Junk/Trash/Overgrowth on 069120000260           OS9120000260         ROW/Private Property Abs 069120000260           OS9120000270         ROW/Private Property Abs 06912001440           OS9120010430         Minimum Housing Mainter 069120010440           OS9120010440         Junk/Trash/Overgrowth on 069120010400           OS9120010440         ROW/Private Property Abs 06912000400           OS9120010400	Unimproved/Improved Prop Unimproved/Improved Prop Unimproved/Improved Prop Unimproved/Improved Prop Unimproved/Improved Prop Unimproved/Improved Prop Unimproved/Improved Prop Unimproved/Improved Prop Unimproved/Improved Prop	NO ADDRESS NO ADDRESS NO ADDRESS NO ADDRESS NO ADDRESS 10800 SW 219 ST	11/22/2004 11/22/2004 11/22/2004 11/22/2004 12/2/2004	Personal Contact Personal Contact Personal Contact Personal Contact Personal Contact
060180031510 Junk/Trash/Overgrowth on 080180031510 Junk/Trash/Overgrowth on 080180031520 Junk/Trash/Overgrowth on 080180031520 Junk/Trash/Overgrowth on 0801800031520 Junk/Trash/Overgrowth on 080180020190 Junk/Trash/Overgrowth on 080180220190 Junk/Trash/Overgrowth on 080180220190 Junk/Trash/Overgrowth on 080180220190 Junk/Trash/Overgrowth on 080180230140 Fence, hedge, tower, MAS 080180230140 Fence, hedge, tower, MAS 080180230140 Junk/Trash/Overgrowth on 0891100060400 Multi Family Use 089120000290 Junk/Trash/Overgrowth on 089120000290 ROW/Private Property Ab: 089120000290 ROW/Private Property Ab: 089120000290 ROW/Private Property Ab: 089120001430 Minimum Housing Mainter 08912001430 Minimum Housing Mainter 08912001430 Minimum Housing Mainter 08912001440 Junk/Trash/Overgrowth on 089120010440 Junk/Trash/Overgrowth on 089120010440 Junk/Trash/Overgrowth on 089120010430 ROW/Private Property Ab: 089120010440 Junk/Trash/Overgrowth on 089120010430 ROW/Private Property Ab: 089120010440 Junk/Trash/Overgrowth on 089120010420 Junk/Trash/Overgrowth on 089120040230 Junk/Trash/Overgr	Unimproved/Improved Prop Unimproved/Improved Prop Unimproved/Improved Prop Unimproved/Improved Prop Unimproved/Improved Prop Unimproved/Improved Prop	NO ADDRESS NO ADDRESS NO ADDRESS NO ADDRESS 10800 SW 219 ST	11/22/2004 11/22/2004 12/2/2004	Personal Contact Personal Contact
080180031510         Junk/Trash/Overgrowth on 080180031520           080180031520         Junk/Trash/Overgrowth on 080180031520           Junk/Trash/Overgrowth on 080180040820         Junk/Trash/Overgrowth on 08018020190           Junk/Trash/Overgrowth on 080180220190         Junk/Trash/Overgrowth on 080180220190           Junk/Trash/Overgrowth on 080180220140         Fence, hedge, tower, MAS 080180230140           Fence, hedge, tower, MAS 080180220140         Junk/Trash/Overgrowth on 089110060400           Multi Family Use         Junk/Trash/Overgrowth on 089120000280           089120000280         Junk/Trash/Overgrowth on 089120000280           089120000280         Junk/Trash/Overgrowth on 089120000280           089120000290         ROW/Private Property Abs 089120000290           089120000390         ROW/Private Property Abs 089120010430           089120000400         Minimum Housing Mainter 089120010440           089120010440         Junk/Trash/Overgrowth on 089120010440           089120010440         ROW/Private Property Abs 089120010440           089120010440         ROW/Private Property Abs 089120010440           089120010440         Junk/Trash/Overgrowth on 069120040720           089120010470         Junk/Trash/Overgrowth on 069120040720           089120040720         Junk/Trash/Overgrowth on 069120040720	Unimproved/Improved Prop Unimproved/Improved Prop Unimproved/Improved Prop Unimproved/Improved Prop Unimproved/Improved Prop Unimproved/Improved Prop	NO ADDRESS NO ADDRESS NO ADDRESS 10800 SW 219 ST	11/22/2004 12/2/2004	Personal Contact
260180031520 Junk/Trash/Overgrowth on 260180040820 Junk/Trash/Overgrowth on 260180040820 Junk/Trash/Overgrowth on 260180040820 Junk/Trash/Overgrowth on 26018020190 Junk/Trash/Overgrowth on 260180220190 Junk/Trash/Overgrowth on 260180220140 Fence, hedge, tower, MAS 260180230140 Fence, hedge, tower, MAS 260180230140 Junk/Trash/Overgrowth on 269180260180 Junk/Trash/Overgrowth on 26912000250 Junk/Trash/Overgrowth on 26912000250 ROW/Private Property Abs 260180200250 ROW/Private Property Abs 260180200250 ROW/Private Property Abs 2601802000250 ROW/Private Property Abs 2601802001440 Junk/Trash/Overgrowth on 2601802001440 ROW/Private Property Abs 2601802001440 ROW/Private Property Abs 2601802001440 ROW/Private Property Abs 26018020040230 Junk/Trash/Overgrowth on 26018020040230 Junk/Trash/Overgrowth on 26018020040230 Junk/Trash/Overgrowth 060120040720 Junk/Trash/Ov	Unimproved/Improved Prop Unimproved/Improved Prop Unimproved/Improved Prop	NO ADDRESS 10800 SW 219 ST		
060180040820 Junk/Trash/Overgrowth on 050180040820 Junk/Trash/Overgrowth on 05018020199 Junk/Trash/Overgrowth on 050180220199 Junk/Trash/Overgrowth on 050180220140 Fence, hedge, tower, MAS 050180230140 Fence, hedge, tower, MAS 050180230140 Fence, hedge, tower, MAS 050180230140 Fence, hedge, tower, MAS 050180230140 Multi Family Use 05911005040 Multi Family Use 05912000250 Junk/Trash/Overgrowth on 059120000250 ROW/Private Property Ab: 059120000250 ROW/Private Property Ab: 059120000250 ROW/Private Property Ab: 059120010430 Minimum Housing Mainter 059120010430 Minimum Housing Mainter 059120010430 Minimum Housing Mainter 059120010480 ROW/Private Property Ab: 059120010480 ROW/Private Property Ab: 059120010400230 Junk/Trash/Overgrowth on 059120040230 Junk/Trash/Overgrowth 059120040230 Junk/Trash/Overgrowth 059120040230 Junk/Trash/Overgrowth 059120040230 Junk/Trash/Overgrowth	Unimproved/Improved Prop Unimproved/Improved Prop	10800 SW 219 ST		Remediation Complete Remediation Complete
060180220190         Junk/Trash/Overgrowth on D80180220190           060180230140         Fence, hedge, tower, MAS D80180230140           060180230140         Fence, hedge, tower, MAS D80180260180260180           060180230140         Fence, hedge, tower, MAS D80180260180260180           060180260180         Junk/Trash/Overgrowth on D89110000260           069120000280         Junk/Trash/Overgrowth on D89120000280           069120000290         ROW/Private Property Ab D89120000290           069120000290         ROW/Private Property Ab D89120000290           069120000300         ROW/Private Property Ab D89120000390           069120000301         Minimum Housing Mainter D89120010430           069120010430         Junk/Trash/Overgrowth on D89120010440           069120010430         ROW/Private Property Ab D89120010400           0691200040230         Junk/Trash/Overgrowth on D891200040230           069120040230         Junk/Trash/Overgrowth on D69120040720           069120040720         Junk/Trash/Overgrowth on D89120040720	vouriopio	10800 SW 219 ST	11/22/2004 11/22/2004	Remediation Complete Remediation Complete
060180230140 Fence, hedge, tower, MAS 060180230140 Fence, hedge, tower, MAS 060180230140 Fence, hedge, tower, MAS 060180260180 Junk/Trash/Overgrowth on 069110060400 Multi Family Use 06912000260 Junk/Trash/Overgrowth on 069120000260 ROW/Private Property Ab: 069120000290 ROW/Private Property Ab: 069120000290 ROW/Private Property Ab: 069120000290 ROW/Private Property Ab: 069120000290 ROW/Private Property Ab: 069120010430 Minimum Housing Mainter 069120010430 Minimum Housing Mainter 069120010430 Minimum Housing Mainter 069120010430 Minimum Housing Mainter 069120010480 ROW/Private Property Ab: 069120010480 ROW/Private Property Ab: 069120010480 ROW/Private Property Ab: 069120010490 ROW/Private Property Ab: 069120040230 Junk/Trash/Overgrowth on 069120040720 Junk/Trash/Overgrowth on 0691200	Unimproved/Improved Prop	11048 SW 221 TERR	7/1/2005	Intake
060180230140         Fence, hedge, tower, MAS           060180260180         Junk/Trash/Overgrowth on           069110060400         Multi Family Use           06912000260         Junk/Trash/Overgrowth on           06912000280         Junk/Trash/Overgrowth on           06912000290         ROW/Private Property Abs           06912000290         ROW/Private Property Abs           06912000290         ROW/Private Property Abs           06912000290         ROW/Private Property Abs           069120010430         Minimum Housing Mainter           069120010430         Minimum Housing Mainter           069120010440         Junk/Trash/Overgrowth on           069120010440         ROW/Private Property Abs           069120010430         ROW/Private Property Abs           06912004230         Junk/Trash/Overgrowth on           069120040230         Junk/Trash/Overgrowth on           069120040230         Junk/Trash/Overgrowth on           069120040230         Junk/Trash/Overgrowth on           069120040230         Junk/Trash/Overgrowth on	T - Violations	11048 SW 221 TERR 22753 SW 114 CT	7/1/2005 8/24/2005	Intake Intake
069110060400         Multi Family Use           069120002601         Junk/Trash/Overgrowth on           069120002602         Junk/Trash/Overgrowth on           0691200002901         ROW/Private Property Abs           0691200002902         ROW/Private Property Abs           0691200002901         ROW/Private Property Abs           0691200002901         ROW/Private Property Abs           0691200104301         Minimum Housing Mainter           0691200104301         Junk/Trash/Overgrowth on           0691200104401         Junk/Trash/Overgrowth on           0691200104301         ROW/Private Property Abs           06912000402301         Junk/Trash/Overgrowth on           0691200402302         Junk/Trash/Overgrowth on           0691200402303         Junk/Trash/Overgrowth on           0691200402304         Junk/Trash/Overgrowth on	T - Violations	22753 SW 114 CT 10751 SW 228 TERR	8/24/2005 6/30/2005	Intake Intake
06912000260         Junk/Trash/Overgrowth on 069120000290           ROW/Private Property Ab: 069120000290         ROW/Private Property Ab: 069120000290           069120000290         ROW/Private Property Ab: 069120000290           069120010430         Minimum Housing Mainter 059120010430           069120010430         Minimum Housing Mainter 059120010430           069120010440         Junk/Trash/Overgrowth on 069120010440           069120010480         ROW/Private Property Ab: 069120010480           069120010480         ROW/Private Property Ab: 069120040230           06912001400         ROW/Private Property Ab: 069120040230           069120040230         Junk/Trash/Overgrowth on 069120040720           069120040230         Junk/Trash/Overgrowth on 069120040720		12782 SW 209 ST	2/28/2005	Personal Contact
06912000290   ROW/Private Property Abs 06912000290   ROW/Private Property Abs 06912000290   ROW/Private Property Abs 069120010430   Minimum Housing Mainter 069120010440   Junk/Trash/Overgrowth on 069120010440   Junk/Trash/Overgrowth on 069120010440   ROW/Private Property Abs 069120010480   ROW/Private Property Abs 069120040230   Junk/Trash/Overgrowth on 069120040230   Junk/Trash/Overgrowth on 069120040230   Junk/Trash/Overgrowth on 069120040230   Junk/Trash/Overgrowth on	Unimproved/Improved Prop		9/22/2004 9/22/2004	Personal Contact Personal Contact
089120002290 ROW/Private Properly Abs 089120000290 ROW/Private Properly Abs 089120010430 Minimum Housing Mainter 089120010430 Minimum Housing Mainter 089120010440 Junk/Trash/Overgrowth on 089120010440 Junk/Trash/Overgrowth on 089120010440 ROW/Private Properly Abs 089120040230 Junk/Trash/Overgrowth on 089120040230 Junk/Trash/Overgrowth on 069120040230 Junk/Trash/Overgrowth on 069120040230 Junk/Trash/Overgrowth on		11720 SW 214 ST 11720 SW 214 ST	1/8/2005 12/22/2004	Personal Contact Personal Contact
0691200104301 Minimum Housing Mainter 0691200104301 Minimum Housing Mainter 0691200104401 Junk/Trash/Overgrowth on 0691200104401 Junk/Trash/Overgrowth on 0691200104401 Junk/Trash/Overgrowth on 0691200104801 ROW/Private Property Ab- 0691200402301 Junk/Trash/Overgrowth on 0691200402301 Junk/Trash/Overgrowth on 0691200407201 Junk/Trash/Overgrowth on	andoned Property/Vehicle	11720 SW 214 ST	1/8/2005	Personal Contact
269120010430] Milninum Housing Mainter 269120010440] Junk/Trash/Overgrowth on 269120010440 Junk/Trash/Overgrowth on 269120010440   ROW/Private Property Ab- 269120010480   ROW/Private Property Ab- 269120010480   ROW/Private Property Ab- 269120040230   Junk/Trash/Overgrowth on 269120040230   Junk/Trash/Overgrowth on 269120040720   Junk/Trash/Overgrowth on		11720 SW 214 ST 11821 SW 214 ST	12/22/2004 6/28/2005	Personal Contact Notice Of Final Order Recordation
069120010440 Junk/Trash/Overgrowth on 069120010480 ROW/Private Property Ab- 069120010480 ROW/Private Property Ab- 069120040230 Junk/Trash/Overgrowth on 069120040230 Junk/Trash/Overgrowth on 069120040720 Junk/Tr	nance	11821 SW 214 ST 11801 SW 214 ST	6/28/2005 6/6/2005	Notice Of Final Order Recordation Re-inspection
069120010480 ROW/Private Property Abs 069120040230 Junk/Trash/Overgrowth on 069120040230 Junk/Trash/Overgrowth on 069120040720 Junk/Trash/Overgrowth on	Unimproved/improved Prop	11801 SW 214 ST	6/6/2005	Re-inspection
069120040230 Junk/Trash/Overgrowth on 069120040230 Junk/Trash/Overgrowth on 069120040720 Junk/Trash/Overgrowth on	andoned Property/Vehicle		7/7/2005 7/7/2005	Placed on Contractors list Placed on Contractors list
069120040720 Junk/Trash/Overgrowth on	Unimproved/Improved Prop	11960 SW 212 ST 11960 SW 212 ST	8/22/2005 8/22/2005	Case staff transfer Case staff transfer
D6912004072013unk/Trash/Overgrowth on	Unimproved/Improved Prop	21675 SW 120 AVE	9/28/2005	Intake
069120040800 Animals - Code Violations		21675 SW 120 AVE 21650 SW 119 AVE	9/28/2005 9/21/2005	Intake Intake
069120040800 Junk/Trash/Overgrowth or 069120040800 Animats - Code Violations	Unimproved/Improved Prop	21650 SW 119 AVE	9/21/2005	Intake
069120040800 Junk/Trash/Overgrowth or	Unimproved/Improved Prop	21650 SW 119 AVE 21650 SW 119 AVE	9/21/2005 9/21/2005	Intake Intake
069120040800 Animals - Code Violations 069120040800 Junk/Trash/Overgrowth or		21650 SW 119 AVE 21650 SW 119 AVE	9/21/2005 9/21/2005	Intake Intake
069120040870 Failure to obtain zoning pe	imit	11952 SW 216 ST	3/31/2005	Compliance Inspection
069120040870 Failure to obtain zoning pe 069120080140 Junk/Trash/Overgrowth on	Unimproved/Improved Prop	11952 SW 216 ST 12225 SW 220 ST	3/31/2005 9/16/2005	Compliance Inspection Intake
069120080140 Junk/Trash/Overgrowth on 069120322110 ROW/Private Property Abs	Unimproved/Improved Prop	12225 SW 220 ST 20916 SW 123 CT	9/16/2005 7/5/2005	Intake Personal Contact
069120322110 ROW/Private Property Aba	andoned Property/Vehicle	20916 SW 123 CT	7/19/2005	Case location move
069120322170 ROW/Private Property Abs 069120380590 Animals - Code Violations		20957 SW 124 AVE RD 12052 SW 208 TERR	5/19/2005 9/14/2005	Additional Information from NCO Intake
069120380610 ROW/Private Property Ab 069120380750 Auto Repairs - Residential		20831 SW 121 AVE 20922 SW 120 PL	5/19/2005 5/19/2005	Case staff transfer Case staff transfer
069120380840 ROW/Private Property Ab	andoned Property/Vehicle	12011 SW 209 ST	9/29/2005	Intake
069120380880 ROW/Private Property Abs 069120410360 Setback Violations	anuoned Property/Vehicle	11991 SW 209 ST 12054 SW 210 TERR	5/19/2005 8/22/2002	Extension Intake
069120410360 Setback Violations 069120410650 Unusual Use of Property		12054 SW 210 TERR 21048 SW 118 PL	8/22/2002 7/20/2005	Intake Personal Contact
069120410650 Unusual Use of Property		21048 SW 118 PL	7/20/2005	Personal Contact
069120410650 Unusual Use of Property		21048 SW 118 PL	7/20/2005	Personal Contact

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Case Folio	Case Type	Case Address	Cone Date	I and that the
	Minimum Housing Maintenance	11847 SW 210 TERR	Case Date 8/29/2005	Last Activity
	Junk/Trash/Overgrowth on Unimproved/Improved Prop	11981 SW 210 TERR	8/25/2005	Personal Contact Intake
	Commercial Vehicle - Unauthorized	20860 SW 119 CT	5/19/2005	Additional Information from NCO
	Junk/Trash/Overgrowth on Unimproved/Improved Prop	21210 SW 123 AVE	6/23/2005	Intake
3069130000592	Junk/Trash/Overgrowth on Unimproved/Improved Prop	11840 SW 216 ST	9/26/2005	Intake
3069130000592	Junk/Trash/Overgrowth on Unimproved/Improved Prop	11840 SW 216 ST	9/26/2005	Intake
3069130000880	Outside Business Uses - Unpermitted	22515 S DIXIE HWY	1/26/2005	Intake
	Junk/Trash/Overgrowth on Unimproved/Improved Prop	NO ADDRESS	12/3/2004	Remediation Complete
	Junk/Trash/Overgrowth on Unimproved/Improved Prop	NO ADDRESS	12/3/2004	Remediation Complete
	Junk/Trash/Overgrowth on Unimproved/Improved Prop	NO ADDRESS	11/22/2004	Remediation Complete
	Junk/Trash/Overgrowth on Unimproved/Improved Prop	NO ADDRESS	11/22/2004	Remediation Complete
	Junk/Trash/Overgrowth on Unimproved/Improved Prop	11800 SW 221 ST	6/29/2005	intake
	Junk/Trash/Overgrowth on Unimproved/Improved Prop	11800 SW 221 ST	6/29/2005	Intake
3009130020410	Junk/Trash/Overgrowth on Unimproved/Improved Prop Junk/Trash/Overgrowth on Unimproved/Improved Prop	21900 SW 118 CT	10/5/2005 10/5/2005	Intake .
3060130020410	Junk/Trash/Overgrowth on Unimproved/Improved Prop	21900 SW 118 CT 21900 SW 118 CT	10/5/2005	Intake
	Junk/Trash/Overgrowth on Unimproved/Improved Prop	NO ADDRESS	3/23/2005	Remediation Complete
	Junk/Trash/Overgrowth on Unimproved/Improved Prop	NO ADDRESS	3/23/2005	Remediation Complete
	Junk/Trash/Overgrowth on Unimproved/Improved Prop	NO ADDRESS	3/23/2005	Remediation Complete
	Junk/Trash/Overgrowth on Unimproved/Improved Prop	NO ADDRESS	3/23/2005	Remediation Complete
	Junk/Trash/Overgrowth on Unimproved/Improved Prop	11801 SW 227 ST	6/27/2005	Intake
3069130030680	Junk/Trash/Overgrowth on Unimproved/Improved Prop	11801 SW 227 ST	6/27/2005	Intake
	Junk/Trash/Overgrowth on Unimproved/Improved Prop	NO ADDRESS	10/3/2005	Intake
3069130050090	Junk/Trash/Overgrowth on Unimproved/Improved Prop	NO ADDRESS	10/3/2005	Intake
3069130050110	Junk/Trash/Overgrowth on Unimproved/Improved Prop	NO ADDRESS	10/3/2005	Intake
	Minimum Housing Maintenance	12255 SW 217 ST	10/5/2005	Intake
3069130050530	Junk/Trash/Overgrowth on Unimproved/Improved Prop		9/30/2004	Remediation Complete
3069130050530	Junk/Trash/Overgrowth on Unimproved/Improved Prop	<u> </u>	9/30/2004	Remediation Complete
	Junk/Trash/Overgrowth on Unimproved/Improved Prop	22195 SW 124 AVE	8/16/2005	Problem change
	Outside Business Uses - Unpermitted	23101 S DIXIÉ HWY	7/11/2005	Problem change
	Multi Family Use	23120 SW 123 CT	4/1/2005	Additional Information from NCO
	Unauthorized Use - Industrial	22300 SW 117 PL	4/28/2005	Check for CVN payment
3069130130330	Unauthorized Use - Industrial	22300 SW 117 PL	4/28/2005 3/23/2005	Check for CVN payment
	Commercial Vehicle - Unauthorized	12465 SW 219 ST 21938 SW 124 PL	11/13/2004	Court Hearing Case location move
	Fence, hedge, tower, MAST - Violations	22001 SW 126 AVENUE	5/24/2005	First Inspection
	Commercial Vehicle - Unauthorized	21756 SW 128 CT	9/26/2005	Intake
	Junk/Trash/Overgrowth on Unimproved/Improved Prop	11900 SW 232 ST	5/11/2005	Compliance Inspection
	Junk/Trash/Overgrowth on Unimproved/Improved Prop	11900 SW 232 ST	5/11/2005	Compliance Inspection
	Junk/Trash/Overgrowth on Unimproved/Improved Prop	23250 SW 120 AVE	4/20/2005	Re-inspection
	Junk/Trash/Overgrowth on Unimproved/Improved Prop	10801 - 10899 SW 225TH ST	9/26/2005	Intake
	Junk/Trash/Overgrowth on Unimproved/Improved Prop	21501 - 21599 \$ DIXIE HWY	9/30/2005	Intake
	ROW/Private Property Abandoned Property/Vehicle	11720 - 11898 SW 214TH ST	1/8/2005	Personal Contact
	ROW/Private Property Abandoned Property/Vehicle	11500 - 11718 SW 214TH ST	3/24/2005	Personal Contact
	ROW/Private Property Abandoned Property/Vehicle	11720 - 11898 SW 214TH ST	3/28/2005	Personal Contact
	ROW/Private Property Abandoned Property/Vehicle	21600 - 21798 SW 112TH AVE	4/20/2005	Placed on Contractors list
	ROW/Private Property Abandoned Property/Vehicle	21400 - 21498 SW 110TH AVE	5/4/2005	Placed on Contractors list
	ROW/Private Property Abandoned Property/Vehicle	22001 - 22249 SW 115TH CT	5/5/2004	Request for remediation
	ROW/Private Property Abandoned Property/Vehicle	10900 - 11048 SW 220TH ST	5/10/2005	Personal Contact
	ROW/Private Property Abandoned Property/Vehicle	22000 - 22298 SW 116TH AVE	5/16/2005	Rejected by NCS
	ROW/Private Property Abandoned Property/Vehicle	10900 - 10998 SW 214TH ST	6/16/2005	Placed on Contractors fist
	ROW/Private Property Abandoned Property/Vehicle	11900 - 11998 SW 216TH ST	9/29/2005	Case location move
	ROW/Private Property Abandoned Property/Vehicle	10800 - 10848 OLD CUTLER RD	12/20/2004	Intake
	Unusual Use of Property	21501 - 21599 SW 114TH CT	9/12/2005	Intake
	Commercial Vehicle - Unauthorized	22800 - 22998 SW 122ND CT	9/22/2005	Intake
	Junk/Trash/Overgrowth on Unimproved/Improved Prop	11946 - 11998 SW 219TH ST	1/31/2005	Remediation Complete
	Junk/Trash/Overgrowth on Unimproved/Improved Prop	12300 - 12398 SW 212TH ST	6/23/2005	Intake
	Junk/Trash/Overgrowth on Unimproved/Improved Prop	12300 - 12398 SW 212TH ST	6/23/2005	Intake
	Junk/Trash/Overgrowth on Unimproved/Improved Prop	11900 - 11998 SW 214TH ST	8/15/2005	Intake
	ROW/Private Property Abandoned Property/Vehicle	21200 - 21398 SW 125TH PATH	1/20/2005	Personal Contact
	ROW/Private Property Abandoned Property/Vehicle ROW/Private Property Abandoned Property/Vehicle	22400 - 22598 SW 132ND AVE 23101 - 23199 SW 123RD RD	1/25/2005 1/28/2005	Placed on Contractors list
	ROW/Private Property Abandoned Property/Vehicle	12800 - 12898 SW 224TH ST	1/31/2005	Intake Placed on Contractors list
	ROW/Private Property Abandoned Property/Vehicle	12400 - 12698 SW 2241H ST	2/6/2004	Additional Information from NCO
	ROW/Private Property Abandoned Property/Vehicle	12300 - 12348 SW 230TH ST	3/28/2005	Placed on Contractors list
	ROW/Private Property Abandoned Property/Vehicle	22400 - 22598 SW 130TH AVE	6/6/2005	Placed on Contractors list
	ROW/Private Property Abandoned Property/Vehicle	12200 - 12298 SW 212TH ST	6/8/2005	Personal Contact
	ROW/Private Property Abandoned Property/Vehicle	22901 - 23099 OLD DIXIE HWY	6/15/2005	Placed on Contractors list
· · · · · · · · · · · · · · · · · · ·	ROW/Private Property Abandoned Property/Vehicle	22601 - 22799 SW 124TH CT	8/15/2005	Intake
	ROW/Private Property Abandoned Property/Vehicle	11900 - 11998 SW 216TH ST	9/29/2005	Case location move
	Commercial Vehicle - Unauthorized	22800 - 22998 SW 122ND CT	9/22/2005	Intake
	Junk/Trash/Overgrowth on Unimproved/Improved Prop	11946 - 11998 SW 219TH ST	1/31/2005	Remediation Complete
	Junk/Trash/Overgrowth on Unimproved/Improved Prop	11900 - 11998 SW 214TH ST	8/15/2005	Intake
	Junk/Trash/Overgrowth on Unimproved/Improved Prop	10801 - 10899 SW 225TH ST	9/26/2005	Intake
	Junk/Trash/Overgrowth on Unimproved/Improved Prop	21501 - 21599 S DIXIE HWY	9/30/2005	Intake
	ROW/Private Property Abandoned Property/Vehicle	11720 - 11898 SW 214TH ST	1/8/2005	Personal Contact
	ROW/Private Property Abandoned Property/Vehicle	11500 - 11718 SW 214TH ST	3/24/2005	Personal Contact
	ROW/Private Property Abandoned Property/Vehicle	11720 - 11898 SW 214TH ST	3/28/2005	Personal Contact
	ROW/Private Property Abandoned Property/Vehicle	21600 - 21798 SW 112TH AVE	4/20/2005	Placed on Contractors list
	ROW/Private Property Abandoned Property/Vehicle	21400 - 21498 SW 110TH AVE	5/4/2005	Placed on Contractors list
	ROW/Private Property Abandoned Property/Vehicle	22001 - 22249 SW 115TH CT	5/5/2004	Request for remediation
	ROW/Private Property Abandoned Property/Vehicle	10900 - 11048 SW 220TH ST	5/10/2005	Personal Contact
	ROW/Private Property Abandoned Property/Vehicle	22000 - 22298 SW 116TH AVE	5/16/2005	Rejected by NCS
	ROW/Private Property Abandoned Property/Vehicle	10900 - 10998 SW 214TH ST	6/16/2005	Placed on Contractors list
-	ROW/Private Property Abandoned Property/Vehicle	11900 - 11998 SW 216TH ST	9/29/2005	Case location move
	ROW/Private Property Abandoned Property/Vehicle ROW/Private Property Abandoned Property/Vehicle Unusual Use of Property	11900 - 11998 SW 216TH ST 10800 - 10848 OLO CUTLER RD 21501 - 21599 SW 114TH CT	9/29/2005 12/20/2004 9/12/2005	Intake

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